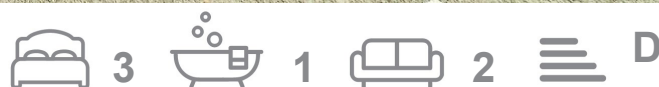




39 Old Butt Lane

Talke, ST7 1NJ

Price £170,000



Carters are delighted to welcome to the market this deceptively spacious mid-terrace family home, which is beautifully presented throughout, full of character with the additional bonus of a converted loft space!

As you step inside, you will be greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern fitted kitchen is both functional and stylish, making it a perfect hub for culinary enthusiasts. The ground floor bathroom is conveniently located, catering to the needs of a busy household. Heading up the stairs the property boasts three generously sized bedrooms, ensuring plenty of room for family or guests. Additionally, a converted loft space offers extra versatility, whether you envision it as a home office, or a playroom. Outside, the attractive rear garden presents a lovely outdoor retreat, ideal for enjoying sunny days or hosting gatherings with friends and family.

Location is also key with local schools and amenities just around the corner. There are also some idyllic walks close by whether you want a stroll along the canal, a walk through Lawton woods, or a stroll up to Mow Cop Castle they are all just a short drive away.

This wonderful property showcases a warm and welcoming atmosphere that is sure to impress, Don't miss the opportunity to make this delightful property your own.

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Lounge

11'4 x 10'11 (3.45m x 3.33m)

Wooden stained glass to the front elevation. UPVC double glazed window to the front elevation. Coving to the ceiling. Radiator. Television point. Laminate flooring.

Dining Room

12'2 x 15'4 (3.71m x 4.67m)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Radiator. Laminate flooring.

Kitchen

8'10 x 7'4 (2.69m x 2.24m)

UPVC double glazed window to the side elevation. A good selection of modern fitted wall, drawer and base units. Solid oak work surfaces incorporating inset Belfast sink and mixer tap. Built in electric oven and four ring gas hob. Space and plumbing for a washing machine and dryer. Space for a fridge/freezer. Recessed ceiling down lighters. Laminate flooring.

Rear Porch

Wooden entrance door to the side elevation.

Bathroom

UPVC double glazed window to the side elevation. Fitted three piece suite comprising of a panelled bath with shower above. Vanity wash hand basin. Low level W/C. Partially tiled walls. Radiator. Tiled flooring.

First Floor Landing

Radiator. Stairs to the loft room.

Bedroom One

11'4 x 10'10 (3.45m x 3.30m)

UPVC double glazed window to the front elevation. Coving to the ceiling. Radiator. Built in wardrobe.

Bedroom Two

11'9 x 6'4 (3.58m x 1.93m)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Radiator. Built in wardrobe. Laminate flooring.

Bedroom Three

8'8 x 7'1 (2.64m x 2.16m)

UPVC double glazed window to the rear elevation. Radiator. Laminate flooring.

Loft Space

17'1 x 8'10 (5.21m x 2.69m)

Double glazed window to the front and rear elevation. Radiator.

Exterior

Forecourt to the front, whilst the rear is enclosed and private with a paved patio area and a lawned garden.

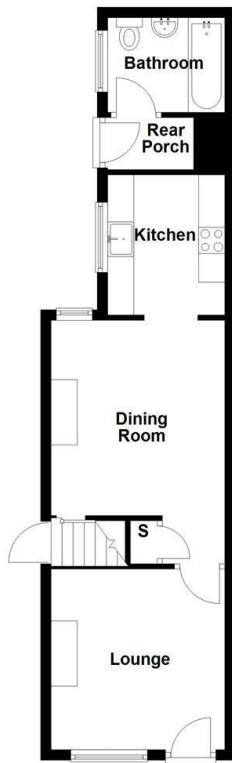
Additional Information

Freehold.
Council Tax Band A.

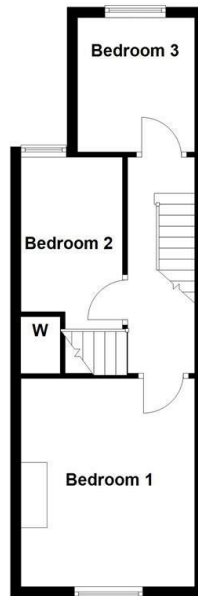
Disclaimer

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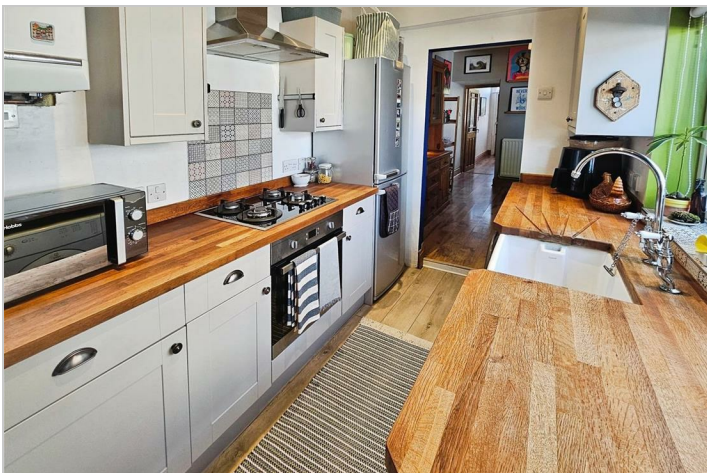
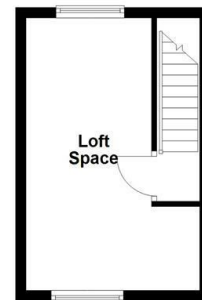
Ground Floor



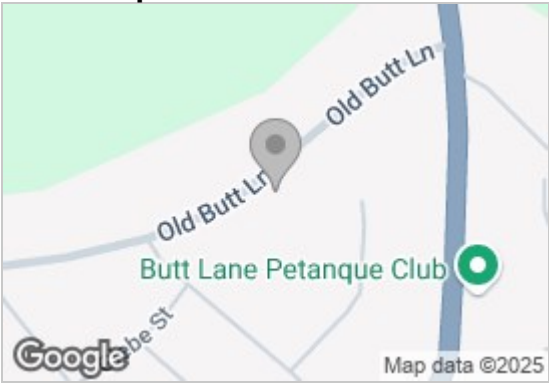
First Floor



Second Floor



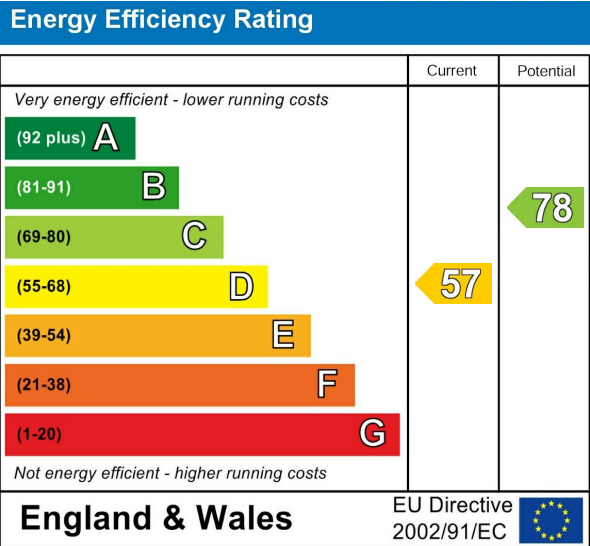
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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