

# 1 Crown Gardens, Talke Stoke-on-Trent, ST7 1XH



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Asking Price: £249,000







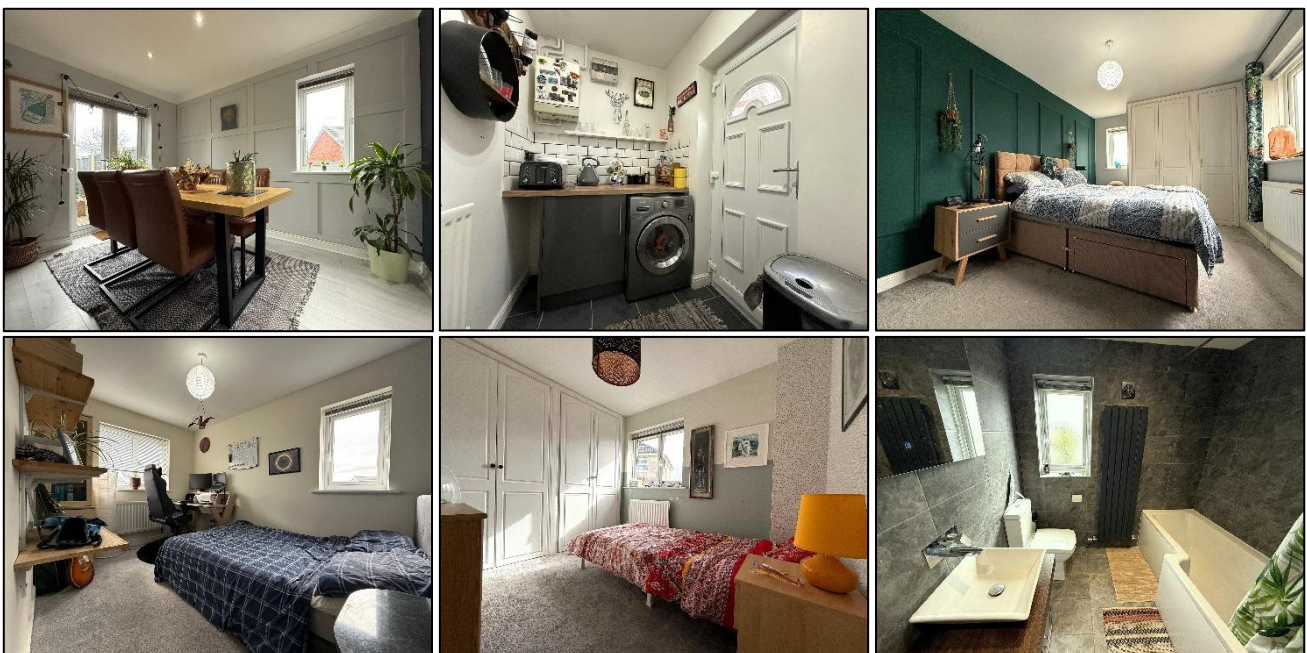
We are delighted to offer to market this impressive three-bedroom detached family home situated within a superb residential location providing spacious and contemporary accommodation throughout with enclosed garden and driveway parking.

Conveniently located within Talke village for schools, nearby Kidsgrove town centre, Affinity retail park and offering quick access to all major commuter links this property must be viewed to be fully appreciated.

Comprising of entrance hall, cloakroom, generously proportioned living room with bay window, contemporary kitchen/diner with integrated appliances and patio doors leading to rear garden, utility room. The first floor provides main bedroom with built-in wardrobes, two further good-sized double bedrooms and modern family bathroom. Benefiting from uPVC double glazing and gas central heating throughout.

Externally: low maintenance frontage and block paved driveway with access to enclosed rear garden complete with patio area and lawn bordered with mature shrubs.

Tenure: Freehold



Accommodation briefly comprising of:

Entrance Hall: Composite exterior door, entrance to staircase, internal doors leading to cloakroom, kitchen and living room, radiator.

Cloakroom: 7'2" x 2'8" max (2.19m x 0.86m) uPVC double glazed window to side elevation, white suite consisting of basin & chrome mixer tap inset over vanity cupboard, low level flush toilet, radiator.

Living Room: 14'5" x 12'5" max (4.39m X 3.79m) uPVC double glazed bay window to front elevation, double doors leading to kitchen/ diner, radiator.

Kitchen/ Diner: 18'6" x 11'1" max (5.65m X 3.39m), uPVC patio doors leading to rear garden, uPVC double glazed windows to rear and side elevations, a range of high gloss matching wall and base units with hardwood counter top, black composite sink & chrome mixer tap, fitted electric double oven and gas hob, integrated fridge-freezer and dishwasher, internal door leading to utility room, radiator.

Utility Room: 7'2" x 4'9" max (2.19m x 1.46m) uPVC exterior door leading to rear garden, Glow worm system boiler, base unit and countertop over plumbing point, radiator.

First Floor Landing: uPVC double glazed window to front elevation, internal doors leading to bedrooms & bathroom, ceiling fitted loft access with loft ladder, radiator.

Bedroom One: 14'6" x 9'4" max (4.41m X 2.83m) uPVC double glazed windows to front and side elevation, built-in wardrobes, radiator.

Bedroom Two: 11'2" x 7'7" max (3.40m X 2.32m) uPVC double glazed windows to rear and side elevation, radiator.

Bedroom Three: 8'9" x 8'2" max (2.67m x 2.48m) uPVC double glazed window to rear elevation, built-in wardrobes, radiator.

Bathroom: 11'2" x 7'7" max (3.40m x 2.32m) uPVC double glazed window to rear elevation, white suite consisting of wall mounted basin with chrome waterfall tap over vanity cupboard, P shaped bath with chrome mixer tap, wall mounted chrome shower fittings, low level flush toilet, airing cupboard housing emersion tank, radiator.

Council Tax Band D

Note: services, appliances and heating system have not been tested by the agent and measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

