



3

Bedrooms



2

Bathrooms



1

Reception



- SEMI-DETACHED THREE BEDROOM HOUSE in TALKE
- OPEN PLAN KITCHEN/DINING AREA
- SPACIOUS LIVING ROOM
- STUNNINGLY PRESENTED THROUGHOUT
- GROUND FLOOR WC
- THREE GREAT SIZED BEDROOMS
- MAIN BEDROOM WITH SHOWER ENSUITE
- GORGEOUS BATHROOM
- COMBI BOILER WITH RECENT SERVICE



Get ready to take a walk on the wild side of real estate with this extravaganza on Bambury Drive, Talke! Presenting a THREE-BEDROOM SEMI-DETACHED home that's absolutely just the ticket for you and your family – no ticketmaster fees involved!

Step inside and prepare to be WOWED by the LOVELY HALLWAY, leading you to every nook and cranny of this fantastic property. First up, the LARGE LIVING ROOM, tastefully decorated (no need for an interior design degree here), and basking in the glow of a BEAUTIFUL LARGE WINDOW, perfect for spying on the neighbours... just kidding, we don't encourage that.

Now, brace yourself for the heart of the home... the SUPERB OPEN PLAN KITCHEN/DINING AREA! It's an immaculate open space, packed with MODERN APPLIANCES even a new fridge/freezer that practically do the cooking for you (well, almost). The stylish panelled wall adds a touch of trendiness, making this the perfect spot for family meals, or hosting parties you'll be too tired to clean up after. And don't worry about those mid-meal emergencies – there's a convenient WC on the ground floor for any last-minute bathroom dashes!

Upstairs, you'll find not one, not two, but THREE BEDROOMS. TWO DOUBLE BEDROOMS for those who like to stretch out, and a third that's currently a home office – perfect for pretending to work while you browse property listings for fun. The MAIN BEDROOM has been upgraded to include a FANTASTIC ENSUITE SHOWER ROOM with sleek black finishings, so you can feel fancy every day. The family bathroom features a bathtub that's perfect for a long soak after a busy day... or just escaping from the kids for an hour.

Outside, the LOW MAINTENANCE REAR GARDEN is BBQ-ready! With a FANTASTIC PATIO AREA, it's basically screaming "Summer parties!" even if British weather isn't quite on board. And don't worry about parking – there's a DRIVEWAY for multiple vehicles and even a charging point for your electric car. Tesla, anyone?

So, if you're ready to play your part in the story of this fantastic home, contact Samuel Makepeace Bespoke Estate Agents today and start your next adventure!

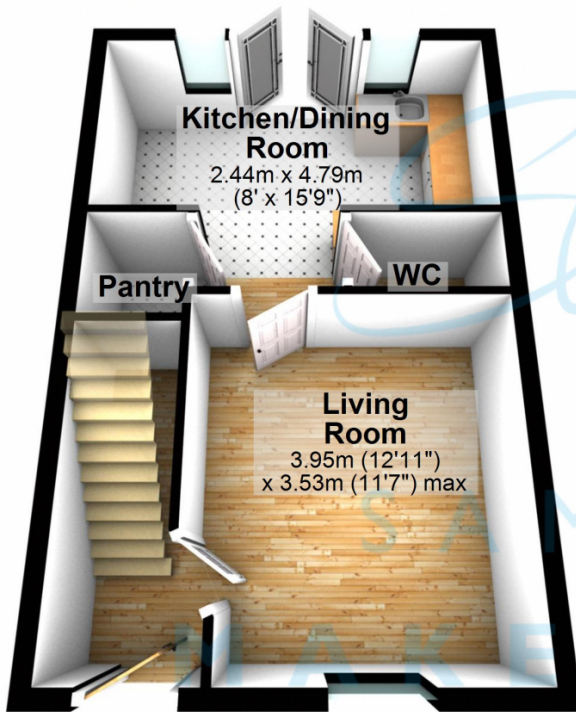
LOFT: Boarded in the middle, ladders and light

BOILER: Combi 2017



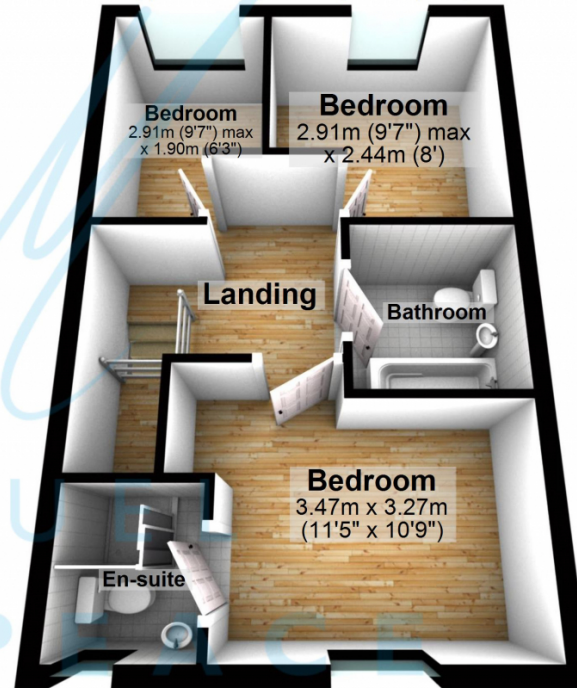
Ground Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Bambury Drive, Talke

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We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444.
Plan produced using PlanUp.