



 **2**
Bedrooms

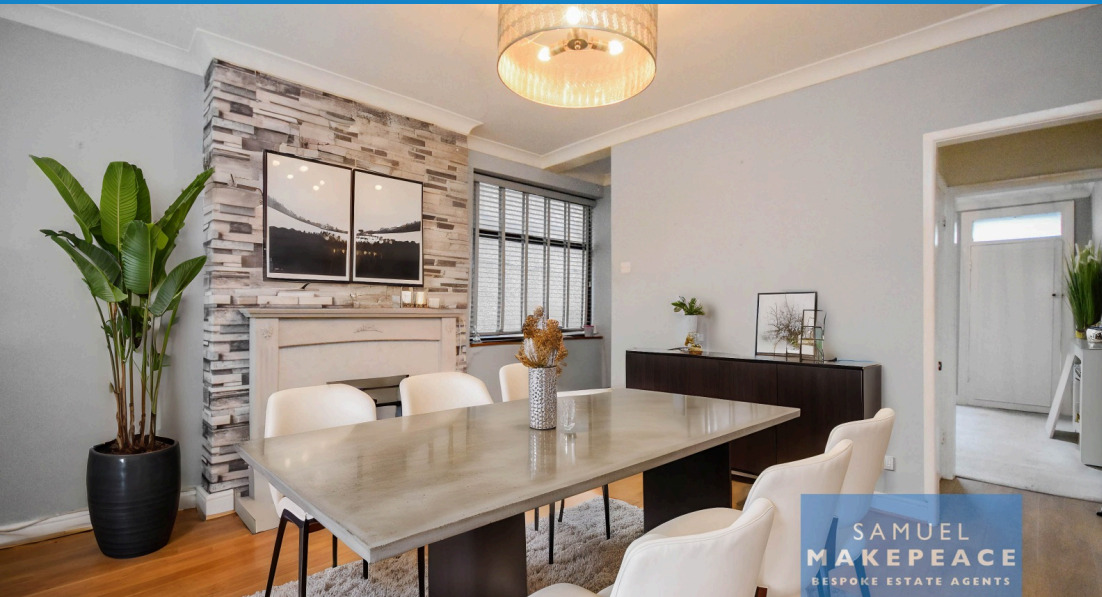
 **1**
Bathroom

 **2**
Receptions

SAMUEL
MAKEPEACE
BESPOKE ESTATE AGENTS



- FANASTIC TWO BEDROOM SEMI DETACHED
- DRIVEWAY FOR UP TO TWO VEHICLES
- TWO LARGE & BRIGHT RECEPTION ROOMS
- LOVELY FITTED KITCHEN
- CONVENIENT GROUND FLOOR WC & LAUNDRY
- TWO FABULOUS DOUBLE BEDROOMS, MAIN with BAY WINDOW
- SECOND BEDROOM with DRESSING ROOM
- TILED FAMILY BATHROOM with SHOWER & BATH
- HIDDEN LOFT ROOM
- MASSIVE REAR GARDEN & NO UPWARD CHAIN



Home is any four walls that enclose the right person, and we know the right person for this glorious property.....YOU! Step into a world of endless possibilities, with a few surprises along the way, with this charming SEMI-DETACHED home, eagerly awaiting its next chapter! Conveniently located on CONGLETON ROAD TALKE, near schools, shops, and excellent transport links, this property is an ideal opportunity. Oh, and just wait until you see the size of the garden! As you enter through the inviting porch, you'll be greeted by the first reception room is bathed in natural light thanks to its large BAY window, creating a bright and welcoming space. Just beyond, the separate dining area offers a cozy spot for meals and seamlessly connects to the fitted kitchen overlooks the rear garden, offering a serene view while preparing meals. Completed with a ground floor WC and laundry room for convenience. Upstairs, you'll find two generously sized bedrooms, a walk in dressing room and a spacious FAMILY BATHROOM featuring both a shower cubicle and a bathtub, providing flexibility for all preferences. Just like something straight out of Narnia, is the hidden loft room conversion which is accessed through a wardrobe. It provides extra space for you to use as you desire. Outside, the lovely rear garden offers plenty of potential for outdoor living and entertaining. With the added advantage of NO UPWARD CHAIN, this home is ready to move in and make your own. Don't miss out on this gem and contact Samuel Makepeace Bespoke Estate Agents Today!

ROOM DETAILS

Porch- Double glazed window and UPVC door.

Lounge- Double glazed bay window and radiator.

Dining - Two double glazed windows and radiator.

Kitchen - Double glazed windows and door. Fitted wall and base units with work surfaces. Sink, drainer and half bowl, Built under cooker, gas hob, tiled splashback and cooker hood. Spaces for fridge freezer. Tiled flooring.

Laundry - Double glazed window, work surfaces, space for washing machine and dryer. Boiler cupboard.

Ground Floor WC - Double glazed window, low level wc, part tiled walls

Bedroom One - Double glazed bay window and radiator.

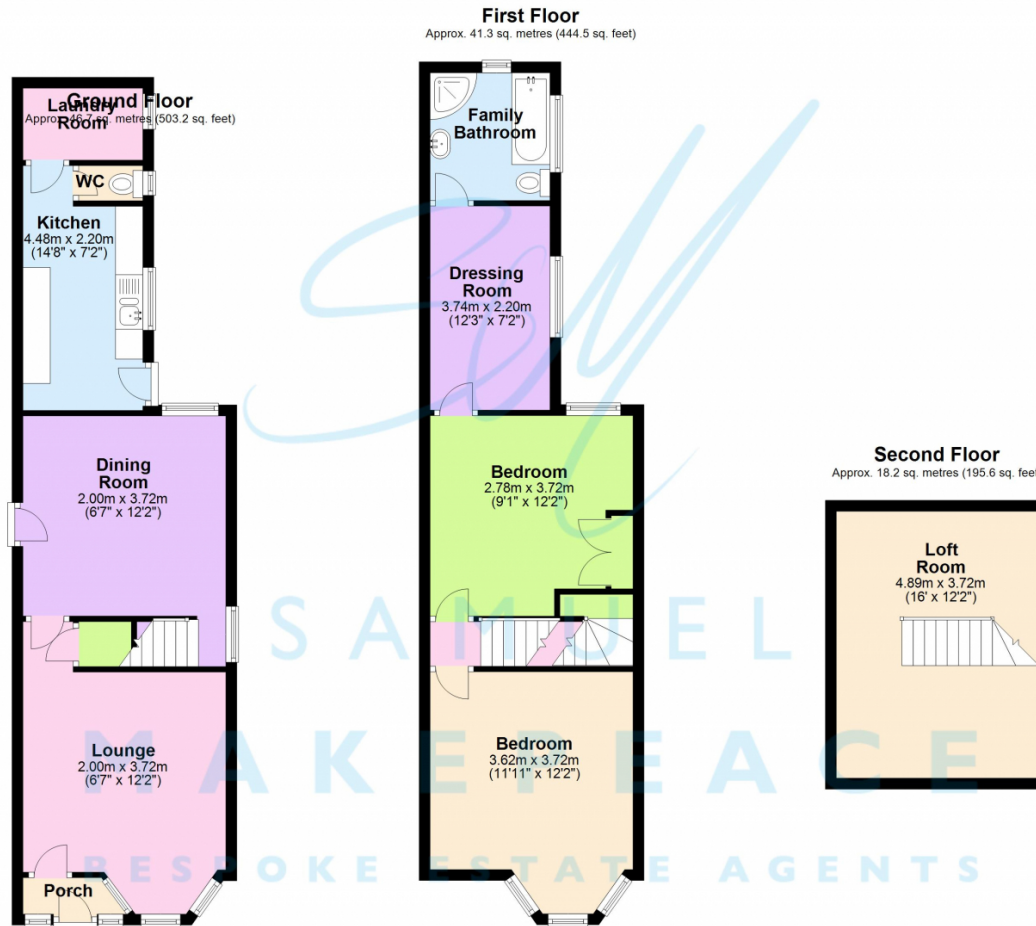
Bedroom two - Double glazed window and radiator.

Bathroom - Two double glazed windows. LLWC, hand wash basin with vanity, single shower and bath. Tiled walls and floors, extractor fan and towel warming radiator.

Loft Room - Double glazed windows.

Virtual furnishings have been used in the photography for this property. The aerial shot has been supplied as a guide only, any prospective purchaser would have to make their own enquiries to ascertain the boundaries of the property.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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: Congleton Road, Talke

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