



2

Bedrooms



1

Bathroom



2

Receptions



- TWO BEDROOM MID TERRACE
- PERFECT FOR SAVVY INVESTORS OR ALIKE
- TWO SPACIOUS & BRIGHT RECEPTION ROOMS
- LOVELY FITTED KITCHEN with APPLIANCE SPACE
- LEAN TO CURRENTLY SERVING AS LAUNDRY
- TWO LARGE DOUBLE BDROOMS with FITTED WARDROBES
- TILED BATHROOM with EXTRA STORAGE
- FANTASTIC LARGE REAR GARDEN
- TWO EXTRA STORAGE SHEDS - ONE WITH FULL POWER & ELECTRICS
- PRIVATE ALLEY & VAST PLOT



Attention Savvy Investors or anyone alike! Your next investment opportunity has arrived! We are excited to present a fantastic property located on Church Street in the highly sought-after area of Talke. Offering excellent proximity to local amenities, schools, and Kidsgrove train station, this home is perfectly positioned for both convenience and potential. Upon entering, you are welcomed into not one, but **two generously sized reception rooms**, providing ample space for family living and entertaining. The property also features a **well-maintained fitted kitchen**, presenting the perfect opportunity for a modern update to match your personal style. The ground floor further benefits from an **outside lean-to**, currently serving as a practical laundry room. Upstairs, you will find **two double bedrooms**, each equipped with **fitted wardrobes**, providing plenty of storage space. The **tiled bathroom** completes the upper floor, offering a bathtub with a shower and a convenient storage cupboard. The rear garden offers incredible potential, awaiting a little TLC to unlock its full charm. The spacious lot includes both a **lawn area and paved space**, along with two sheds. One shed is equipped with **electricity and power**, making it an ideal space for a workshop or hobby area. This property won't stay on the market for long. Contact **Samuel Makepeace Bespoke Estate Agents** today to arrange a viewing!

ROOM DETAILS

Reception Room one - Double glazed window and door, fireplace and radiator.

Reception Room Two - Double glazed window, cupboard, fireplace and radiator.

Kitchen - Two double glazed windows, double glazed door. Fitted wall and base units with worksurfaces. Sink, drainer and half bowl, tiled splashback and cooker hood. Spaces for cooker and fridge/freezer. Vinyl flooring and radiator

Lean To / Laundry - Double glazed window and door. Work surfaces and spaces for washing machine and dryer.

Bedroom One - Double glazed window, fitted wardrobes and radiator.

Bedroom Two - Double glazed window, fitted wardrobes and radiator.

Bathroom - Double glazed window. LLWC, hand wash basin, bath with shower. Cupboard, tiled walls and towel warming radiator.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	61	82
(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: Talke, ST7

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