



3

Bedrooms



1

Bathroom



2

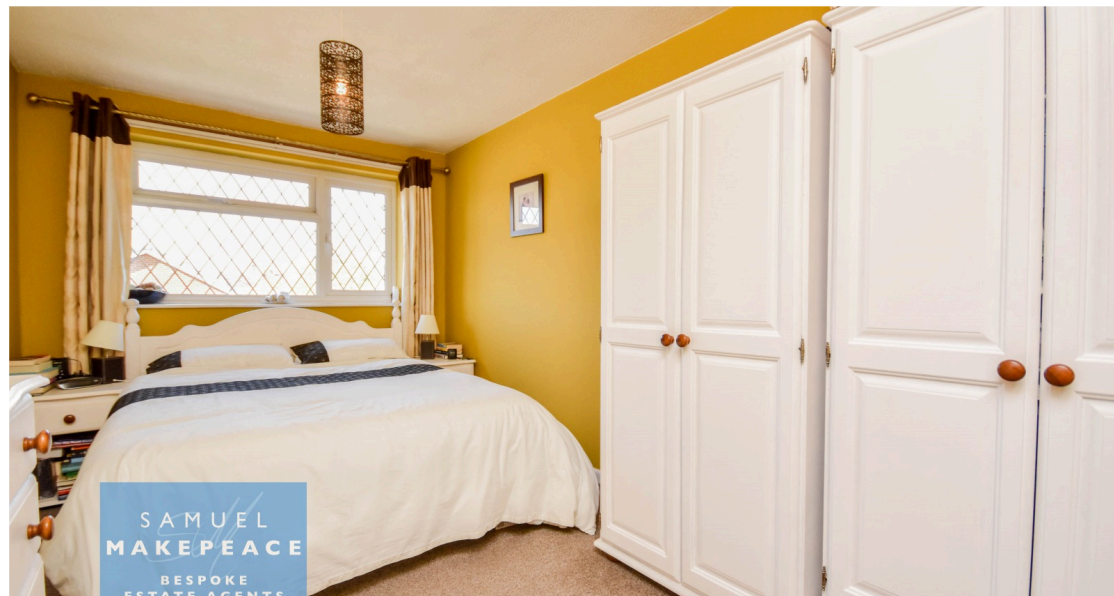
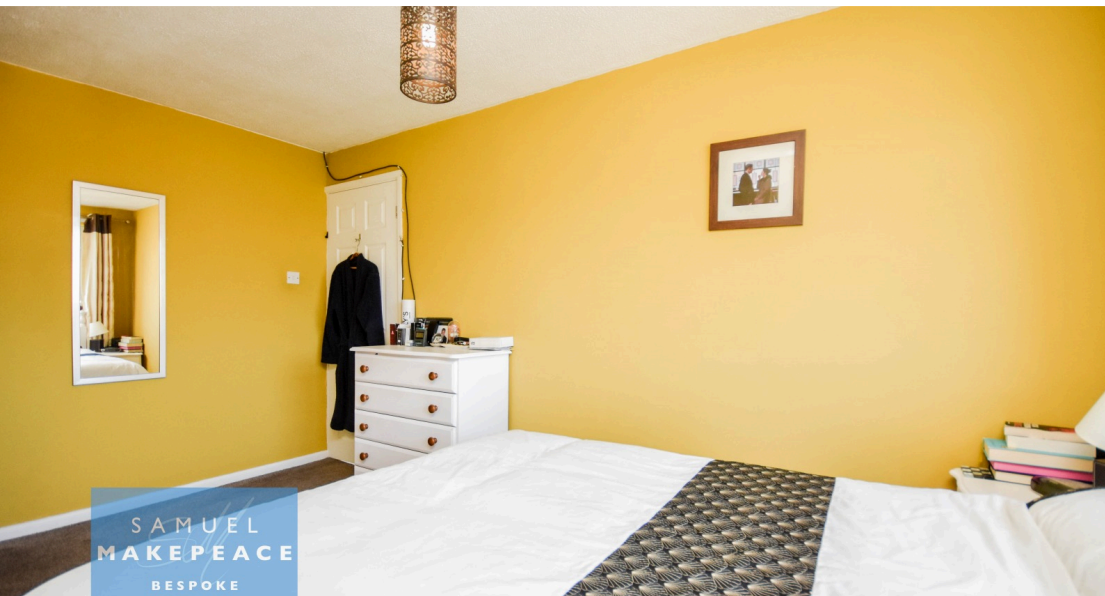
Receptions





- **THREE BEDROOM CUL-DE-SAC LOCATED HOME**
- **CLOSE TO SCHOOLS OF ALL AGES, DOCTORS & MORRISONS ASWELL AS AFFINITY OUTLET.**
- **SECLUDED GARDEN & PRIVATE FRONTAGE**
- **CLOSE TO MAJOR ROAD LINKS M6, A500 & A34**
- **OPEN LOUNGE with BOW FRONTED WINDOW & OPEN STAIRCASE**
- **KITCHEN/DINER with AMPLE APPLIANCE & TABLE SPACE**
- **THREE LARGE BEDROOMS - TWO DOUBLES & FURTHER SINGLE**
- **DRIVEWAY FOR MULTIPLE & DETACHED GARAGE PERFECT FOR STORGAE**
- **SELLING with NO UPWARD CHAIN!**





Feeling like throwing in the towel on your home search? Well, don't give up just yet—because we've found *the one* you've been waiting for! Tucked away on a **peaceful cul-de-sac in Talke**, this charming **three-bedroom semi-detached home on Regency Close** is ideal for families or professionals looking for comfort, convenience, and community. From the moment you arrive, you'll appreciate the **spacious driveway, detached garage, and side access**, offering both practicality and privacy. **Location is everything – and this one delivers.** You'll be just a stone's throw from **highly regarded schools, excellent GP surgeries, and major road links**, making commuting and daily errands a breeze. Step inside and you're welcomed by a handy entrance hall – perfect for coats and shoes – leading into a **generously sized living room**. Natural light pours in through the **bow window**, while the open staircase adds a sense of space and character. To the rear, the **modern kitchen/diner** provides ample cupboard and worktop space, ideal for home cooking or entertaining. There's plenty of room for a family dining table, making this the heart of the home. Upstairs, you'll find **three well-proportioned bedrooms** – two comfortable doubles and a third that features a handy storage cupboard. The family bathroom is tastefully tiled and fitted with both a bath and overhead shower. Outside, enjoy your own **private and enclosed garden**, designed to be both low-maintenance and versatile. With a **paved patio area and lawn**, it's the ideal setting for outdoor dining, playtime, or simply relaxing. The **detached garage** offers fantastic additional space – perfect for storage, a home office, gym, or even your very own man cave. Don't miss your chance to view this fantastic family home on Regency Close.

Contact **Samuel Makepeace Bespoke Estate Agents** today to arrange your viewing!

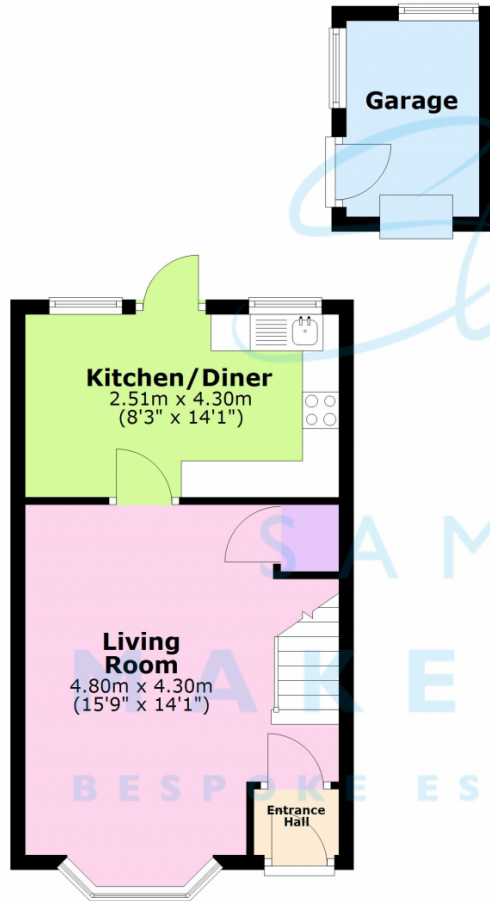




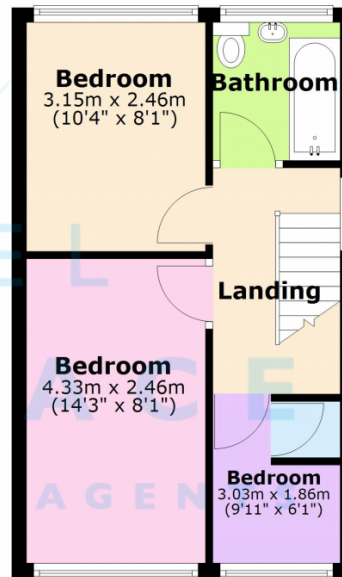




**Ground Floor**




**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>61</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC



Address: Talke Pits, ST7

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