



3

Bedrooms



1

Bathroom



2

Receptions



- SPACIOUS LOUNGE PERFECT FOR RELAXING AND ENTERTAINING
- BRIGHT AND AIRY CONSERVATORY WITH GARDEN VIEWS
- MODERN KITCHEN WITH STYLISH FITTINGS AND AMPLE STORAGE
- GROUND FLOOR SHOWER ROOM FOR ADDED CONVENIENCE
- DEDICATED STORAGE ROOM IDEAL FOR ORGANISATION
- THREE WELL-PROPORTIONED BEDROOMS
- FIRST FLOOR WC SUITABLE FOR BECOMING ANOTHER BATHROOM



Ready to take your home search to Higher ground? This gem on Higher Ash Road is one sure to impress! Nestled on the sought-after Higher Ash Road in Talke, this delightful family home offers an impressive blend of space, comfort, and modern living. Step inside to find a spacious lounge perfect for relaxing or entertaining, which leads seamlessly into a bright and airy conservatory—ideal for enjoying the garden views year-round. The contemporary kitchen is thoughtfully designed with stylish fittings and ample storage, while a convenient ground floor shower room and a dedicated storage room add to the home's practicality. Upstairs, you'll find three well-proportioned bedrooms along with a first floor WC with the space and potential to become a second bathroom, catering perfectly to family life. Outside, the property boasts a pebbled driveway providing off-road parking, and a generously sized rear garden featuring a lush lawn and a beautiful Indian stone patio—perfect for summer gatherings and outdoor enjoyment. This is a fantastic opportunity to secure a charming home in a popular location—early viewing is highly recommended. **CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TO ARRANGE YOUR VIEWING.**

Entrance Hall - Double glazed door and window. Laminate wood flooring. Radiator.

Shower Room - Low level WC, wash hand basin and walk in shower. Extractor fan. Laminate wood flooring.

Lounge - Double glazed window and patio doors. Feature wood burner fireplace, laminate wood flooring, radiator.

Kitchen - Double glazed window and door. A fitted kitchen with a range of wall and base units, a sink and drainer and work surfaces. Built in cooker with gas hob and cookerhood above. Integrated dishwasher, space for a washing machine. Laminate wood flooring.

Store - Electric door.

Conservatory - UPVC with double glazed patio door and windows. Laminate wood flooring. Radiator.

Landing - Double glazed window. Loft access hatch. Airing cupboard storage. Radiator.

Bedroom One - Double glazed window. Fitted wardrobes. Radiator.

Bedroom Two - Double glazed window. Laminate wood flooring. Radiator.

Bedroom Three - Double glazed window, cupboard storage. Radiator.

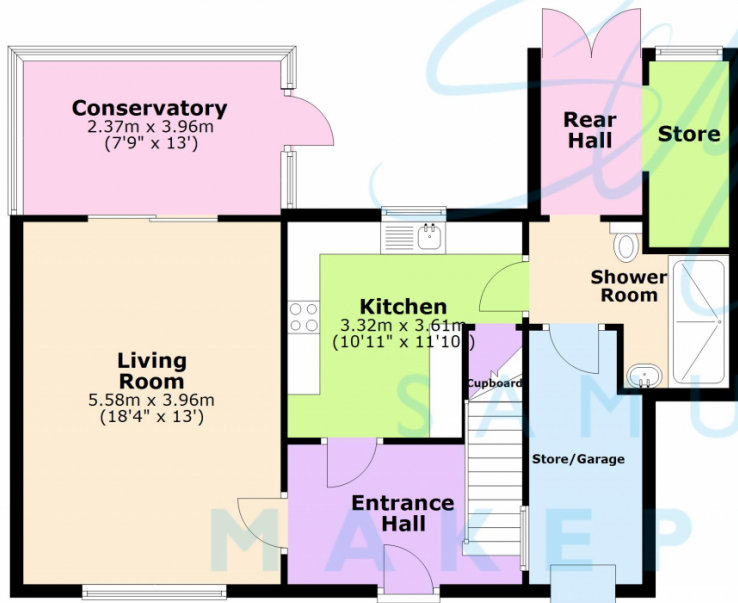
WC - Double glazed window. Low level WC, tiled walls. Potential for a second bathroom.

Front Garden - Pebbled driveway with paved path to front door and lawn area.

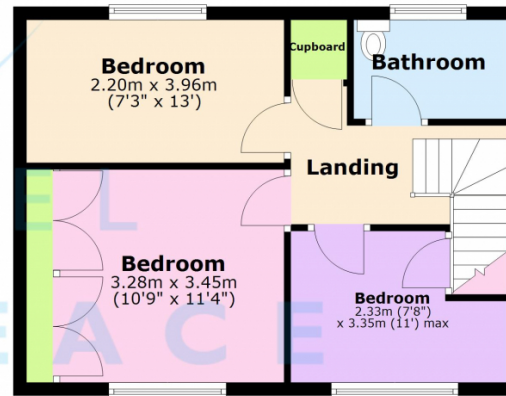
Rear Garden - Indian stone patio with lawn area with flower beds.



Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (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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