



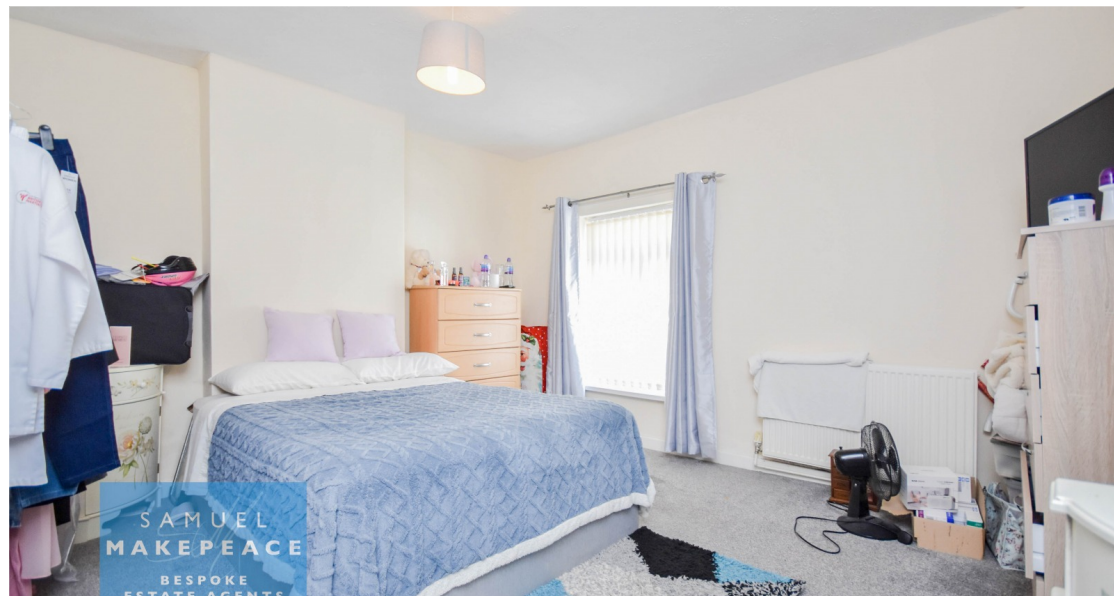
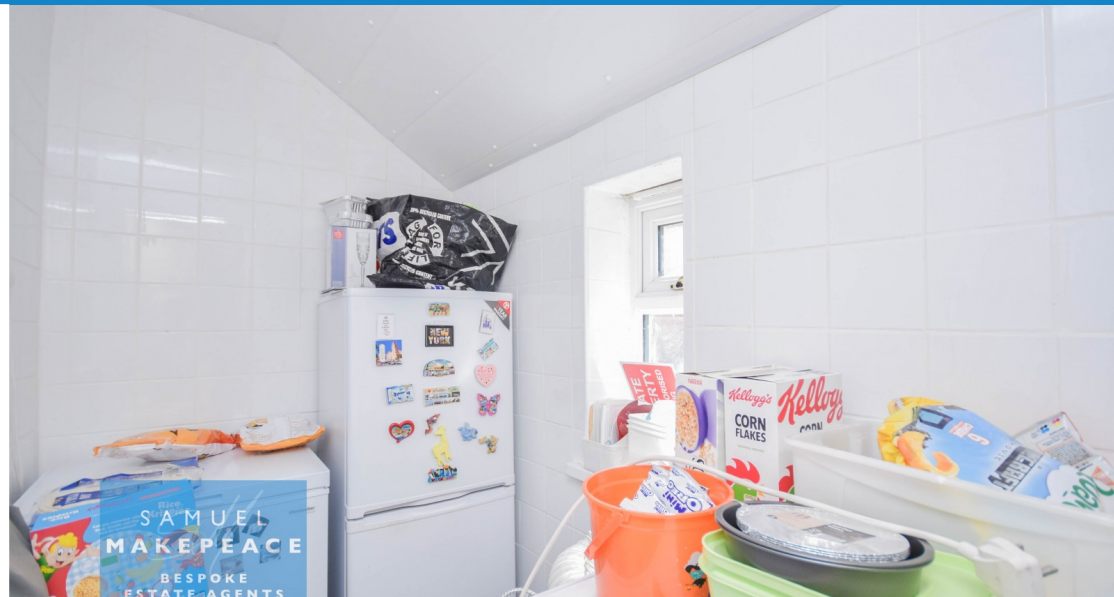
 **2**
Bedrooms

 **1**
Bathroom

 **2**
Receptions



- FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS AND INVESTORS IN POPULAR TALKE LOCATION
- TWO SPACIOUS RECEPTION ROOMS - FLEXIBLE USE AS LOUNGE OR DINING ROOM
- FITTED KITCHEN WITH WALL AND BASE UNITS PLUS SEPARATE LAUNDRY ROOM
- TWO GENEROUSLY SIZED BEDROOMS LOCATED ON THE FIRST FLOOR
- UPSTAIRS FAMILY BATHROOM WITH BATH AND OVERHEAD SHOWER
- LOW MAINTENANCE REAR PATIO AND PAVED YARD WITH PEBBLED BEDS
- NO UPWARD CHAIN!
- DOUBLE GLAZING THROUGHOUT AND GAS CENTRAL HEATING
- CLOSE TO MAJOR ROAD LINKS AND TRAIN STATION



ATTENTION FIRST TIME BUYERS & INVESTORS - A fantastic opportunity has arisen to purchase a TWO BEDROOM TERRACED property situated in a popular part of TALKE! The property offers the perfect location! Step inside and you will find the first of TWO RECEPTION ROOMS, plenty of space. Either reception room are living room or dining room depending on which way you would like! Following through is the FITTED KITCHEN and separate laundry room. Up the stairs, TWO BEDROOMS AWAIT with space aplenty. Unlike your usual terrace, this property has an upstairs BATHROOM, complete with bath and overhead shower. To the exterior, is a LOW MAINTENANCE rear patio! IF THIS SOUNDS LIKE SOMETHING YOU ARE INTERESTED IN CONTACT SAMUEL MAKEPEACE TODAY!

ROOM DETAILS

Lounge - Double glazed window, double glazed door, electric fireplace and radiator.

Dining - Double glazed window and radiator

Kitchen - Double glazed window and double-glazed door. Fitted wall and base units with worksurfaces. Sink, drainer and cooker hood. Spaces for Cooker and washing machine. Tiled flooring and radiator.

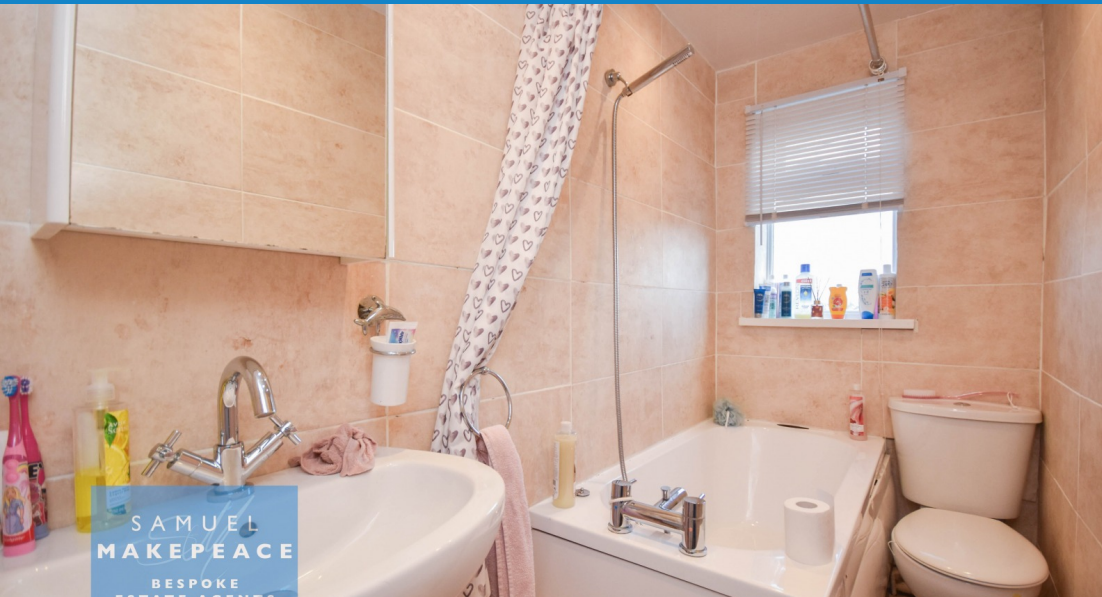
Landing - Loft access.

Bedroom One - Double glazed window and radiator

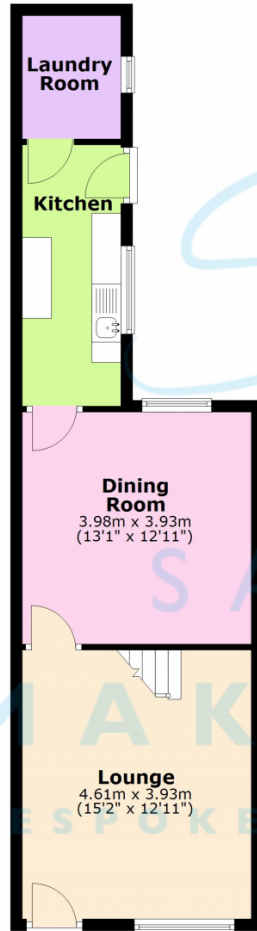
Bedroom Two - Double glazed window and radiator

Bathroom - Double glazed window. Tiled flooring and tiled walls. LLWC, hand wash basin and bath with shower and radiator.

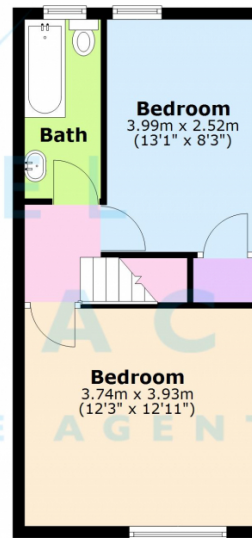
TENATURE: Freehold



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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

Scan me for more info

