



3

Bedrooms



1

Bathroom



1

Reception





- STUNNING SEMI-DETACHED HOME IN A PRIME LOCATION
- SPACIOUS LOUNGE WITH PATIO DOORS TO THE GARDEN & MEDIA WALL
- MODERN FITTED KITCHEN WITH SLEEK FINISHES
- CONVENIENT DOWNSTAIRS WC FOR GUESTS AND FAMILY
- THREE WELL-PROPORTIONED BEDROOMS
- FITTED WARDROBES IN TWO BEDROOMS
- CONTEMPORARY BATHROOM WITH OVERHEAD SHOWER
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH DECKING AND ARTIFICIAL LAWN
- OFF-ROAD PARKING INCLUDED





**WELCOME TO YOUR STRIKING NEW HOME ON BOWLING ALLEY STREET – WHERE EVERY DAY IS A PERFECT ‘STRIKE’!** Introducing a **SHOWSTOPPING SEMI-DETACHED GEM** that's ready to impress! Perfectly positioned in a **HIGHLY SOUGHT-AFTER LOCATION**, just moments from local shops, amenities, and excellent travel links—this is the lifestyle upgrade you’ve been waiting for.

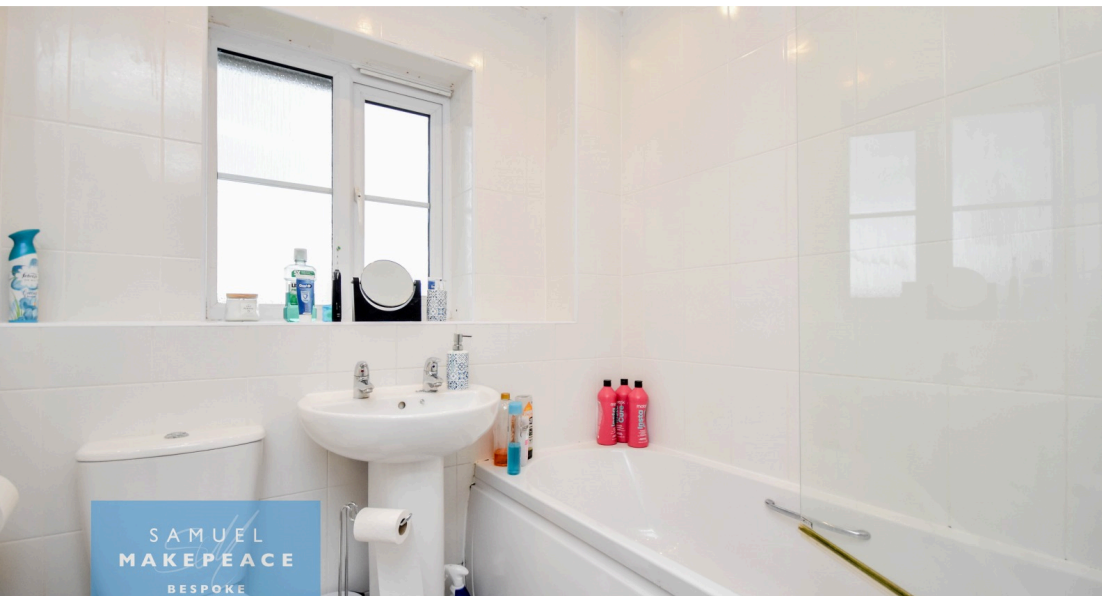
Step through the **INVITING ENTRANCE HALL** and into a home that’s been **STYLISHLY PRESENTED FROM TOP TO BOTTOM**. The **GENEROUS LOUNGE/DINER** offers a fantastic open layout with ample room for entertaining with showstopper **media wall**, and **PATIO DOORS** open out to your **PRIVATE REAR GARDEN OASIS**—a true indoor/outdoor living experience. Cook up a storm in the **CONTEMPORARY FITTED KITCHEN**, and enjoy the convenience of a **SLEEK DOWNSTAIRS WC**. Upstairs, you’ll find **TWO DOUBLE BEDROOMS with FITTED WARDROBES**, plus a versatile **THIRD BEDROOM**—ideal as a nursery, home office, or guest room. The **FAMILY BATHROOM** features a **MODERN SUITE** with a bathtub and overhead shower, perfect for unwinding after a long day. Outside, your **GOOD-SIZED REAR GARDEN** is ready for summer barbecues or peaceful mornings with coffee. With a **DECKED AREA, PAVED PATIO, ARTIFICIAL LAWN**, and **DECORATIVE SHRUBS**, it’s low-maintenance and high-impact. **OFF-ROAD PARKING** completes the package. This home is a total strike—don’t let it roll away!

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

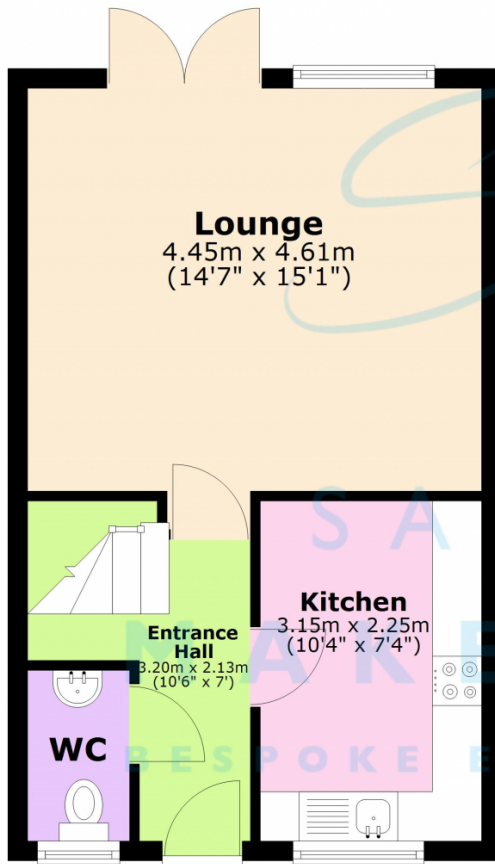
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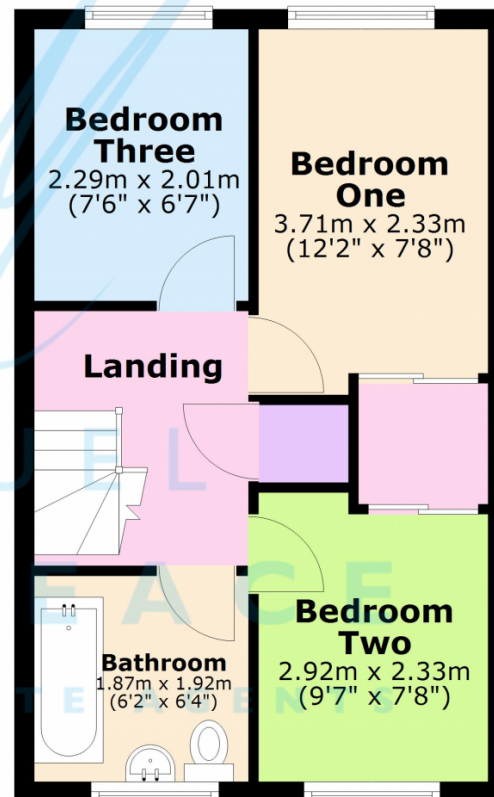




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>77</b>	<b>91</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, ST7

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