



STEPHENSON BROWNE

## Chester Close, Talke

ST7 1SP



£240,000

## DESCRIPTION

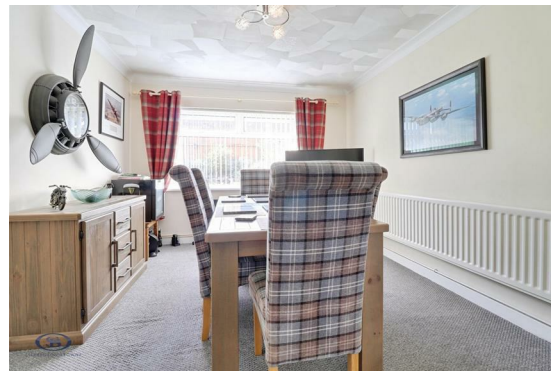
A deceptively spacious three bedroom semi detached dormer bungalow occupying a prime position at the end of the cul-de-sac, with a driveway and detached garage in a popular and convenient location

This sizeable home offers flexible accommodation and could suit a variety of buyers, with the potential for families or those wishing to downsize! An entrance porch leads to a kitchen giving access to the conservatory, with a lounge having a veranda off it overlooking woodland and dining room that could be utilised as another bedroom. A handy downstairs WC completes the ground floor accommodation. To the first floor, three good sized double bedrooms and a three piece family bathroom suite with shower over bath.

The property features low maintenance gardens to the, side and rear, with a lawned front garden and benefits from being on a corner plot, with a paved driveway and a detached brick-built single garage providing ample off-road parking.

Chester Road offers a very convenient location close to a number of commuting links, including the A34, A500 and M6, with the wealth of amenities at Affinity Staffordshire shopping centre only a short distance away. Several schools are nearby, including St Saviour's C of E Academy and Springhead Community Primary School, whilst a number of walks are within close proximity including Bathpool Country Park and Parrot's Drumble Nature Reserve.

A spacious home that must be viewed to appreciate the space both inside and out! Please contact Stephenson Browne to arrange your viewing.





# ROOM DESCRIPTIONS

## Entrance Hall

UPVc panelled entrance door having double glazed frosted insets. Double panel radiator. Stairs to the first floor. Double glazed window to the front elevation.

## Downstairs WC

4'6" x 3'10"

Two piece suite comprising a low level WC and wall mounted wash hand basin. Double glazed frosted window to the side elevation. Single panel radiator.

## Dining Room

12'8" x 10'8"

Double glazed window to the front elevation. Double panel radiator. Double doors into:-

## Lounge

16'4" x 11'3"

Two double panel radiators. Double glazed French doors opening onto the veranda.

## Kitchen

7'11" x 13'11"

Double glazed windows to the side and rear elevations. Range of wall, base and drawer units having work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space and plumbing for a washing machine. Space for a tumble dryer, oven, dishwasher and American style fridge freezer. Door into:-

## Conservatory

9'3" x 9'6"

Dwarf wall conservatory having double glazed windows all round. Double glazed French doors to the front.

## First Floor Landing

Doors to all rooms.

## Bedroom One

12'11" x 10'7"

Double glazed window to the rear elevation. Double panel radiator. Fitted wardrobes having hanging rail and shelving.

## Bedroom Two

11'11" x 8'6"

Double glazed window to the rear elevation. Single panel radiator. Storage cupboard housing the wall mounted gas central heating boiler.

## Bedroom Three

10'7" x 9'6"

Double glazed window to the front elevation. Single panel radiator.



### **Family Bathroom**

10'7" x 5'2"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a P-shaped bath with mixer tap and electric shower over. Double glazed frosted window to the front elevation.

### **Externally**

The property is approached by a paved and shale driveway providing ample off road parking for numerous vehicles leading to a detached garage. The front garden is mainly laid to lawn with borders housing a variety of trees, shrubs and plants. The rear garden is mainly laid to shale with a further lower tiered shale area having steps down currently used as a storage area. Elevated veranda accessed from the lounge and having steps up, an ideal seating area to enjoy the wooded backdrop.

### **Detached Garage**

21'0" x 16'9" max

Electric roller door to the front. UPVc panelled courtesy door. Power and lighting.

### **Alsager AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### **Council Tax Band**

The council tax band for this property is C.

### **NB: Tenure**

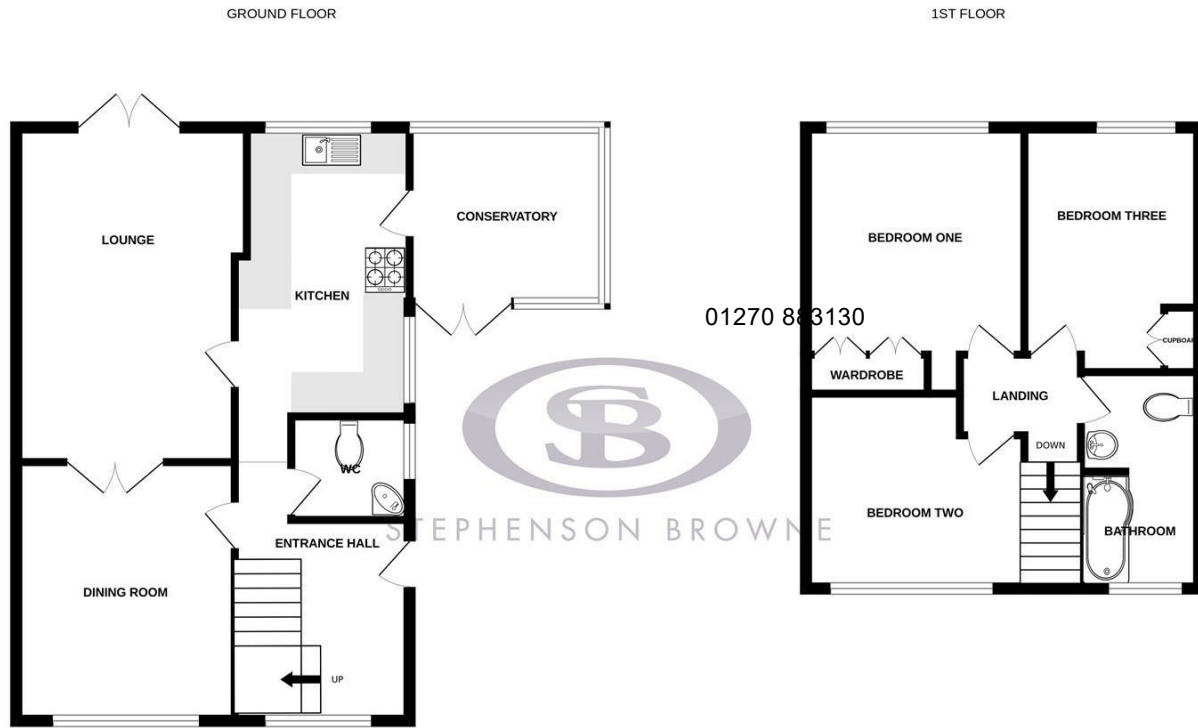
We have been advised that the property tenure is \*, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	

# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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**T: 01270 883130 E: alsager@stephensonbrowne.co.uk**

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