




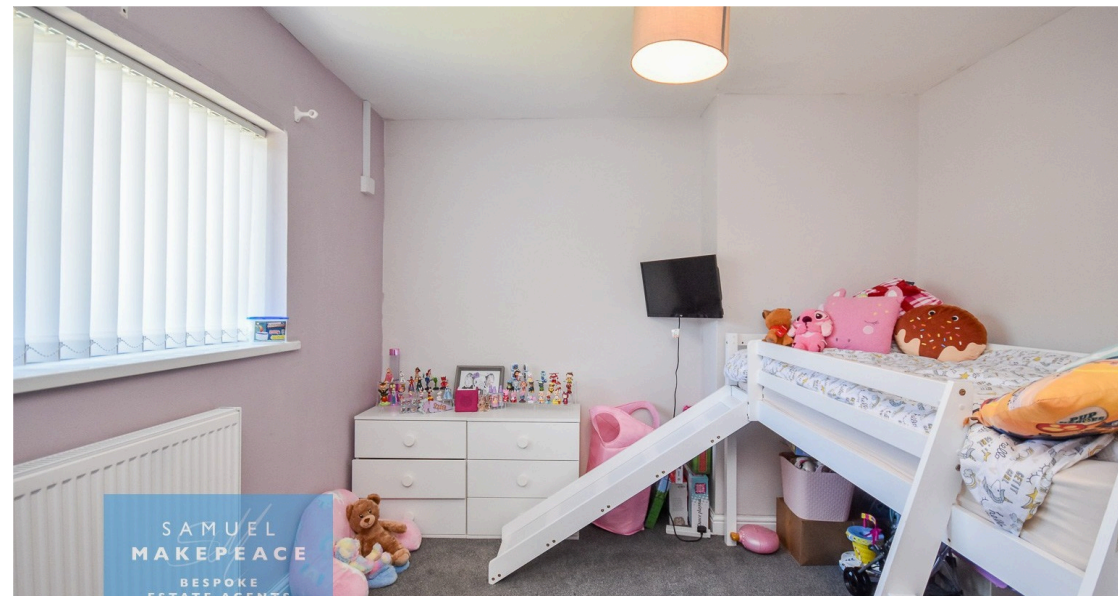
 **3**
Bedrooms

 **1**
Bathroom

 **1**
Reception



- **THREE BEDROOM FAMILY HOME IN A POPULAR LOCATION**
- **BRIGHT AND INVITING LOUNGE**
- **MODERN FITTED KITCHEN**
- **THREE WELL-PROPORTIONED FIRST FLOOR BEDROOMS**
- **STYLISH FAMILY BATHROOM**
- **GENEROUS REAR GARDEN**
- **DETACHED SINGLE GARAGE WITH POWER AND LIGHTING**
- **VERSATILE SUMMER HOUSE IDEAL FOR HOME OFFICE, GYM OR STUDIO**
- **GREAT OPPORTUNITY FOR FIRST-TIME BUYERS OR GROWING FAMILIES**



Turn over a new leaf on Maple Avenue... your next chapter starts here.

Welcome to this beautifully presented three-bedroom family home, perfectly positioned on the ever-popular Maple Avenue – a place where homes don't just stand, they *grow*. With generous living space, a versatile layout and a garden made for making memories, this property is ready to turn the key and start your next chapter.

From the moment you enter the welcoming hallway, complete with stylish laminate flooring and handy under-stairs storage, you'll feel right at home. The lounge offers a warm and inviting atmosphere, featuring an electric fireplace – perfect for cosy evenings – and sliding patio doors that open out to the garden, letting natural light pour in. The kitchen is the heart of the home, thoughtfully laid out with fitted wall and base units, ample worktop space, and room for all your essential appliances. With three windows and a door leading outside, it's a bright and practical space where cooking becomes a pleasure rather than a chore. Just off the kitchen, the lean-to provides additional flexible space – ideal for storage, a utility area, or even a hobby spot.

The first floor offers three well-proportioned bedrooms, each with plenty of natural light and space to relax, work, or unwind. The family bathroom is stylishly finished with tiled walls and flooring, featuring a bath with overhead shower, vanity unit, WC, and a heated towel rail for that added touch of comfort.

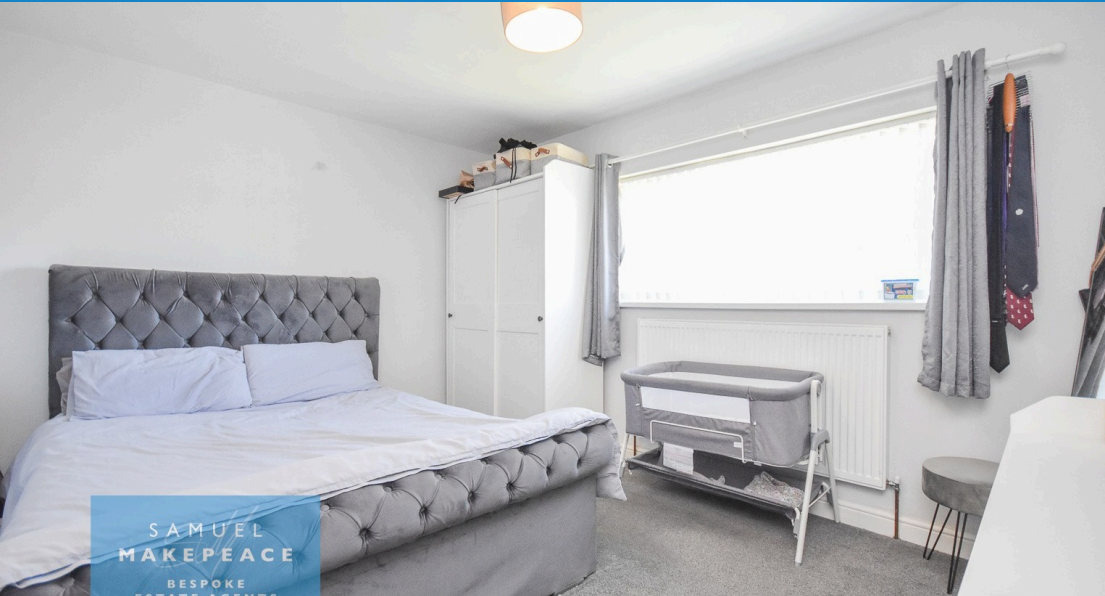
The rear garden offers a perfect blend of lawn and Indian stone patio, creating an ideal setting for both relaxing and entertaining throughout the seasons. The property also benefits from a detached single garage with power and lighting – ideal for storage, a workshop, or even future potential. And if that wasn't enough, the summer house is a true bonus – complete with power, lighting, and double glazed doors and windows. Whether you dream of a home office, gym, or creative studio, this space is ready to adapt to your lifestyle.

It's time to put down roots on Maple Avenue—arrange your viewing today.

Contact Samuel Makepeace Bespoke Estate Agents Today!

Disclaimer:

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Total area: approx. 114.7 sq. metres (1234.9 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Maple Avenue, Talke, Stoke-on-Trent

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