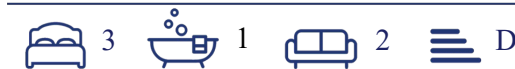




STEPHENSON BROWNE

Skellern Street, Talke

ST7 1NW



Offers In The Region Of
£195,000

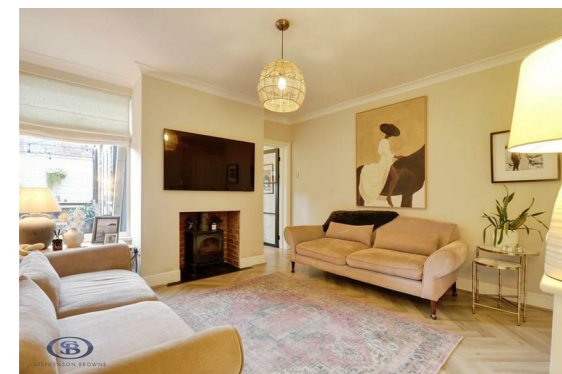
DESCRIPTION

It with immense pride that Stephenson Browne offer for sale this marvellously presented three bedroom home on Skellern Street, Talke. This amazing property is beautifully presented throughout, with an array original features and high quality fixtures and fittings, you will fall in love with this upon inspection!

The ground floor features two versatile reception rooms, currently being used as a snug and living room, providing ample space for all of the family to unwind. The recently fitted kitchen, by Wren, boasts an immaculate finish with a high specification, including a Belfast sink, Quartz work surfaces, a mixer tap and a multitude of integral appliances.

To the first floor, there are three spacious bedrooms. The principle suite benefits from fitted wardrobes, in addition to dual aspect windows and an integral storage cupboard. Additionally, it features an original fireplace, adding to the abundance of charm throughout this wonderful home. Bedroom two is a well proportioned double, whilst bedroom three is a comfortable single room. The family bathroom services the home, featuring a bath with a shower head attachment.

Outside, there is a paved courtyard requiring little to no maintenance, as well as a small area with decking ideal for outdoor seating. This is an extremely attractive home that you are sure to adore, an early inspection is highly advised. Call us today.





ROOM DESCRIPTIONS

Hallway

Snug

9'10" x 10'9"

Living Room

11'1" x 12'9"

Kitchen

7'2" x 14'5"

Stairs to First Floor

Landing

Principle Suite

9'10" x 11'9"

Bedroom Two

9'10" x 10'9"

Bedroom Three

7'10" x 8'6"

Bathroom

4'11" x 5'2"

Externally

Bespoke wrought iron gate at the front of the property. Private low maintenance courtyard space that wraps around the property. Decking at the rear ideal for outdoor seating.

Council Tax Band

The council tax band for this property is B.

Freehold Tenure

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

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.

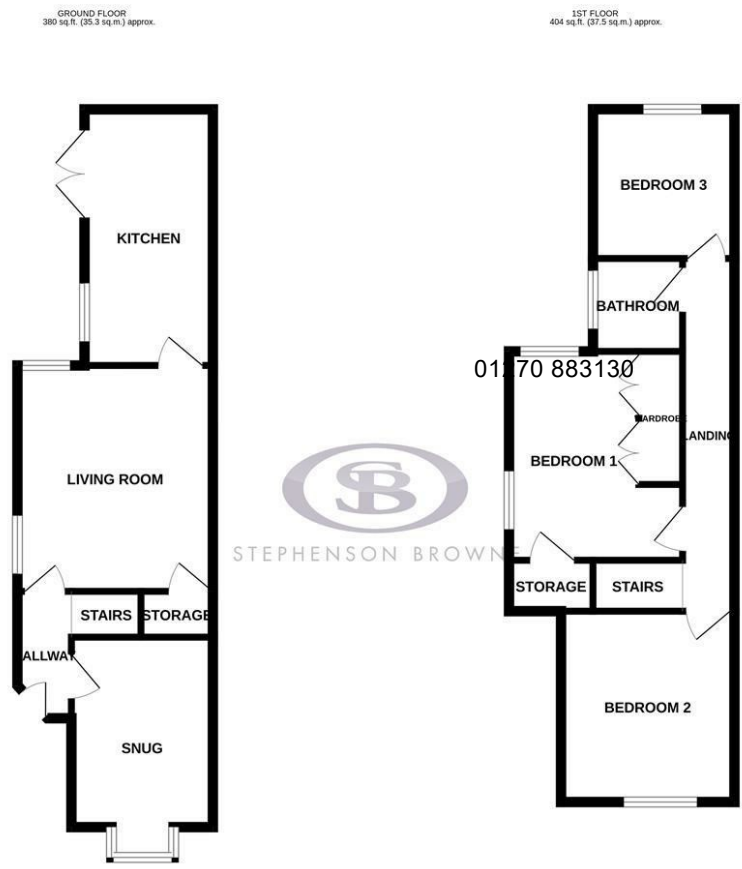
NB: Copyright



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Floorplans



TOTAL FLOOR AREA: 784 sq.ft. (72.9 sq.m.) approx.

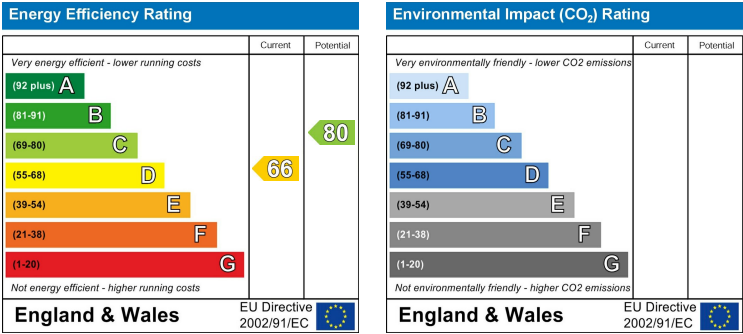
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Area Map



EPC Rating



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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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