STEPHENSON BROWNE

Browning Grove, Talke, Stoke-On-Trent

ST7 1PD

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£195,000

Description

A well-presented three bedroom semi-detached home with a garage and conservatory to the rear!

An excellent opportunity to purchase a three bedroom semi detached home which would be an ideal first time buy or family home, in a quiet cul-de-sac position within Talke.

An entrance hallway leads to a sizeable lounge, which opens into a spacious kitchen/diner, with a conservatory to the rear which could be used as a dining room or second reception room. To the first floor are three bedrooms and a family bathroom.

Ample off road parking is provided via a tarmacadam driveway, with a brick-built garage providing further parking/storage space. The rear garden features patio areas with border shrubs and plants, offering a good degree of privacy and a real suntrap!

Browning Grove is a cul-de-sac within Talke, with fantastic links to commuting routes such as the A34, A500 and M6. Several schools are also nearby, including St Saviours C of E Academy, The Reginald Mitchell Primary School and The Kings C of E Academy.

An ideal family home or first time buy which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

Room Descriptions

Entrance Hall
UPVC double glazed front door, fitted carpet, ceiling light point, radiator, storage cupboard.

Lounge
15'4" x 11'4"
Fitted carpet, UPVC double glazed bow window with stained glass, ceiling light point, radiator, feature fireplace, under stairs storage cupboard.

Kitchen
14'5" x 8'3"
Tiled flooring, two UPVC double glazed windows and French doors leading to the Conservatory, two ceiling light points, stainless steel sink with drainer, wall and base units, space and plumbing for appliances, inset lighting to wall units, extractor.

Conservatory
12'3" x 9'0"
Tiled flooring, underfloor heating, UPVC double glazed windows and rear door, two wall light points.

Landing
Fitted carpet, UPVC double glazed window, ceiling light point, loft access.

Bedroom One
14'0" x 8'0"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes, bedside units and chest of drawers.

Bedroom Two
10'3" x 8'0"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Three
7'3" x 6'1"
Minimum measurements; Fitted carpet, UPVC double glazed window, ceiling light point, radiator, airing cupboard with gas central heating boiler.

Bathroom
6'1" x 6'0"
Tiled flooring, tiled walls, UPVC double glazed window, ceiling light point, chrome towel radiator, W/C, wash basin with vanity unit, bath with overhead shower.

Outside
To the front of the property is a single-width tarmacadam driveway and paved frontage with border shrubs, whilst the rear garden is tiered and includes paved and patio areas with a border hedge, and a useful storage shed. A real suntrap, the garden also enjoys far-reaching views to the west, ideal for enjoying some spectacular sunsets!

Garage
A brick-built single garage with Up and Over garage door and side access.

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.

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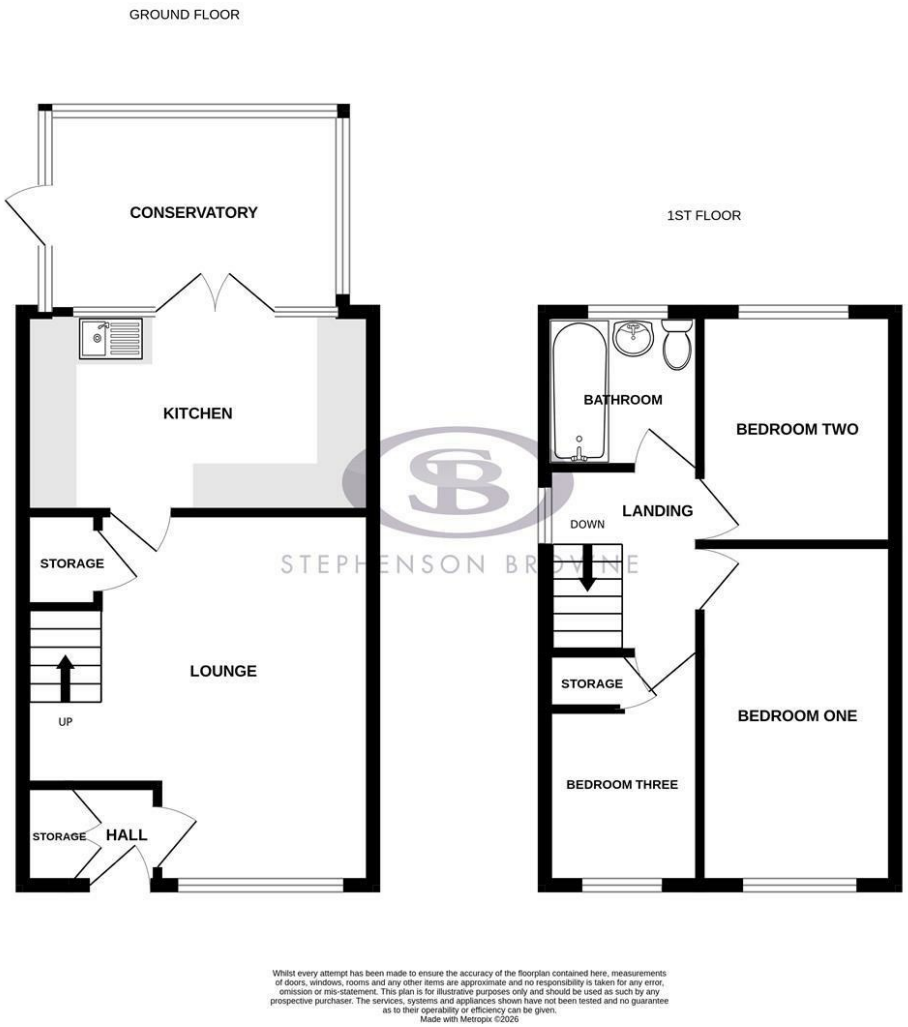
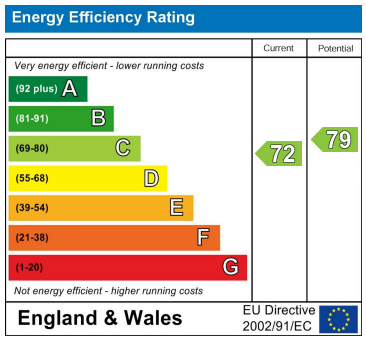
Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual 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.

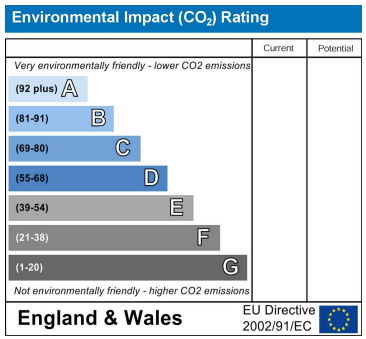
Floorplans



Area Map

EPC Rating





Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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