



STEPHENSON BROWNE

Lynn Avenue, Talke, Stoke-On-Trent

ST7 1PA



Offers Over £220,000

Description

A three bedroom link-detached family home in Talke which is well-presented throughout has undergone a number of improvements in recent years, including new windows and doors, a new garage door and repointing!

A fantastic opportunity to purchase a well-proportioned home which has been extended to include a wider kitchen/diner with integral access to the garage, and a generous rear garden!

An entrance hallway leads to the lounge, which in turn leads to the full-width kitchen/diner, with French doors leading to the rear garden. Upstairs, there are three bedrooms and the family bathroom. Off-road parking for two vehicles is provided via two brick paved driveways, as well as the garage, whilst the sizeable rear garden includes patio and lawned areas and is ideal for families!

Lynn Avenue is a quiet road 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 excellent family home which is ready to move into and would make an ideal first time buy! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

With a composite front door providing access to entrance hall, attached coat hooks, cupboard housing modern style electric consumer board, one down lighter, and interior door leading into...

Lounge

15'3" x 14'6"

A generous and well presented main reception room with a UPVC double glazed bay window to the front aspect and a coal effect living flame gas feature fireplace, sat on a marble hearth surround with mahogany mantle over providing the focal point of the room. TV, Sky and telephone points, double panel radiator, coved ceiling, dado rail and wood effect flooring. Doors accessing the under stairs storage cupboard and...



Kitchen/Diner

22'2" x 8'2"

Comprising of a range of most attractive and comprehensive eye wall and base units with matching cupboards beneath and matching work surfaces above, incorporating glazed display cabinet - please note all drawers and cupboards are soft closing - stainless steel single drainer one and a half bowl sink with mono-block mixer tap, corner unit and wine rack, plinth lighting, built in extractor with four-ring Electrolux halogen hob and fitted fan oven. Space for a freestanding fridge freezer. Slate floor, television and telephone points, contemporary vertical radiator, personal door to garage, UPVC double glazed French doors leading to rear garden and UPVC double glazed windows overlooking rear garden.



Landing

With a UPVC double glazed window to side aspect, dado rail, two down lighters, access to loft space which is part boarded with ladder and light and doors to all first floor rooms, including...



Bedroom One

14'0" x 8'0"

A tastefully presented and good size main bedroom with UPVC double glazed window to the front aspect, single panelled radiator, air conditioning unit providing hot and cold air on request, single pendant light fitting, ample sockets and fitted carpet.

Bedroom Two

10'0" x 8'2"

A well proportioned second bedroom with UPVC double glazed window to the rear aspect, single panel radiator, fitted carpet and single pendant light fitting.



Bedroom Three

10'7" x 6'0"

Having a UPVC double glazed window to the front aspect, telephone point, chrome towel rail, pendant light fitting, ample sockets and over the stairs bulkhead with fitted shelving.



Bathroom

6'1" x 6'0"

A stylish complimentary three piece white suite comprising of a P-shaped bath with Myra Azara shower over, shower attachment off mono-block mixer tap, pedestal wash hand basin with vanity cupboards under and low level WC. Laminate flooring, chrome towel rail, matching fully tiled walls, coved ceiling, two down lighters and opaque UPVC double glazed window to the rear aspect.

Outside

To the rear there is a 60 foot approx. by 24 foot approx. garden which is principally laid to lawn with well-stocked boarders, two pleasant patio areas with one being at a raised elevation at the back of the main garden, outside tap and handy shed with power and light.

To the front of the property there is a block paved driveway leading to the single garage and an off road parking bay for additional parking with raised well-stocked boarder, courtesy light.

Integral Garage

Wall mounted combination gas boiler, gas meter, up and over door and having lighting and power.

Council Tax Band

The council tax band for this property is C.

NB: 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.

NB: Copyright

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Alsager AML Disclosure

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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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	85	England & Wales
		69	EU Directive 2002/91/EC

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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