



 **2**
Bedrooms

 **1**
Bathroom

 **1**
Reception

SAMUEL
MAKEPEACE
BESPOKE ESTATE AGENTS



- FABULOUS FAMILY HOME ON SOUGHT AFTER ESTATE
- VIEWS OVER TO MOW COP CASTLE
- ALLOCATED DRIVEWAY
- SPACIOUS & BRIGHT OPEN PLAN KITCHEN/LOUNGE
- CONVENIENT WC & CUPBOARD with PLUMBING
- TWO LARGE DOUBLE BEDROOMS
- CHIC TILED BATHROOM with BATH & OVERHEAD SHOWER
- LOVELY PRIVATE GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRAIN STATION
- CALL SAMUEL MAKEPEACE TODAY!



PINCH ME! WE FOUND THE PERFECT STARTER HOME! Welcome to KNOWLES VIEW! Nestled in a peaceful cul-de-sac in the heart of Talke with views all the way over to mow cop castle. This beautifully presented two-bedroom home is perfect for first-time buyers seeking modern living in a desirable location. Upon entry, you're greeted by a convenient downstairs WC, ideal for guests. The heart of the home is a huge open-plan space, featuring a stylish, fully-fitted kitchen that overlooks a cosy lounge. With patio doors leading to the garden, the room is filled with natural light, creating a perfect atmosphere for both relaxation and entertaining. Additionally, there's ample space for a dining area, making this the ultimate hub for family gatherings. Upstairs, you'll find two spacious double bedrooms, with the master offering ample fitted wardrobe space. The modern family bathroom boasts both a bath and an overhead shower, offering the best of both worlds. Externally, there's a tarmacked driveway providing off-road parking, plus an allocated space for visitors just across the way. The rear garden features a paved pathway running through the centre, bordered by well-maintained lawn areas—ideal for enjoying outdoor activities or simply unwinding after a long day. If you're a first-time buyer looking for a home that has it all, we believe you've found it. Contact Samuel Makepeace Bespoke Estate Agents today to arrange your viewing. Your dream home awaits!

ROOM DETAILS

Entrance Hall - Double glazed window and single door to the front aspect, cupboard with plumbing facilities and laminate wood flooring.

Open Plan Kitchen/ Lounge/ Dining Room - Double glazed patio doors to the rear garden with two double glazed windows to the rear aspect. Fitted wall, base cupboards and work surfaces. sink and drainer, built under cooker, gas hob and cooker hood. Integrated fridge and freezer, space for washing machine or dishwasher.

WC - Double glazed window to the front aspect, LLWC, hand wash basin, part tiled walls, extractor fan and radiator.

Landing - Loft access and radiator.

Bedroom One - Double glazed window to the rear aspect, fitted wardrobes and radiator.

Bedroom Two- Two double glazed windows to the front aspect and radiator.

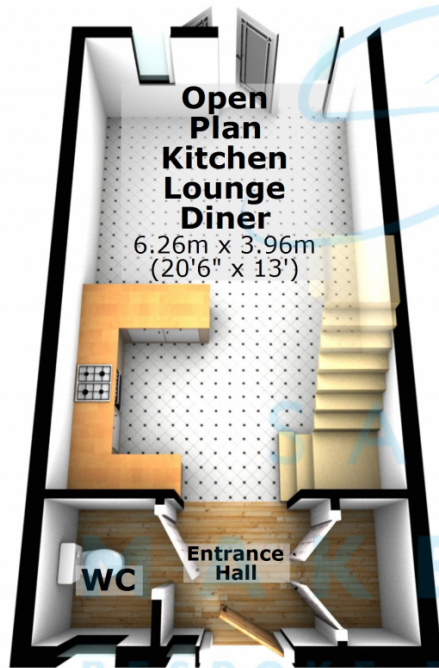
Bathroom - Low level WC, hand wash basin with vanity and bath with overhead shower. Tiled flooring and part tiled walls and towel warming radiator.

Front - Tarmacked driveway got one car and allocated parking opposite. Pebbles and shrubs to decorate.

Rear - Paved Indian stone path with lawn and slate



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Talke, ST7

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