



STEPHENSON BROWNE



Queens Gardens, Talke Pits, Stoke-On-Trent

ST7 1PG



£150,000

Description

A THREE BEDROOM mid-townhouse property with a DETACHED GARAGE to the rear, which would make a fantastic first time buy!

Occupying a prime position close to a number of commuting links, this deceptively spacious home offers much more than you may expect, including a downstairs W/C and well-proportioned rooms throughout!

An entrance hallway leads to the downstairs W/C, a lounge/diner (with French doors leading to the rear garden), and a modern kitchen featuring a host of integrated appliances, as well as a very useful storage cupboard/pantry. Upstairs are three generous bedrooms and the family bathroom.

The home features gardens to the front and rear which feature lawned and patio areas, with two brick-built outbuildings adjoining the front of the property. The real surprise here is the detached single garage, which also has a UPVC double glazed side door for access.

Situated on Queens Gardens, just off High Street in Talke Pits, the property is ideally placed for a number of commuting links such as the M6, A500 and A34. Springhead Community Primary School is only a short distance away, whilst the wealth of amenities at Affinity Staffordshire shopping centre is also nearby.

An ideal first time buy which offers fantastic value for money! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

Composite front door, laminate flooring, ceiling light point, radiator.

Downstairs W/C

6'5" x 2'10"

Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin with vanity unit.



Lounge/Diner

21'7" x 11'8"

Maximum measurements (narrowing to 2.984m)
- Laminate flooring, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, two radiators.



Kitchen

11'5" x 8'0"

Laminate flooring, UPVC double glazed window and rear door, downlights, tall radiator, sink with drainer, integrated oven, gas hobs, cooker hood, fridge/freezer and dishwasher, large storage cupboard/pantry.



Landing

Fitted carpet, ceiling light point, loft access, storage cupboard.

Bedroom One

13'1" x 12'3"

Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.



Bedroom Two

13'0" x 9'1"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, recess with space for wardrobes.



Bedroom Three

8'3" x 6'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

Bathroom

8'3" x 5'7"

Vinyl flooring, UPVC double glazed window, ceiling light point, extractor fan, part tiled walls, W/C, pedestal wash basin, bath with mains shower.

Outside

To the front of the property is a lawned garden with a paved path and two useful outdoor storage buildings adjoining the property. The rear garden features patio and lawned areas with rear gated access, as well as access into;

Garage

A detached concrete-built single garage with UPVC double glazed side door and electric roller shutter door.

Council Tax Band

The council tax band for this property is A.

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.

NB: Copyright

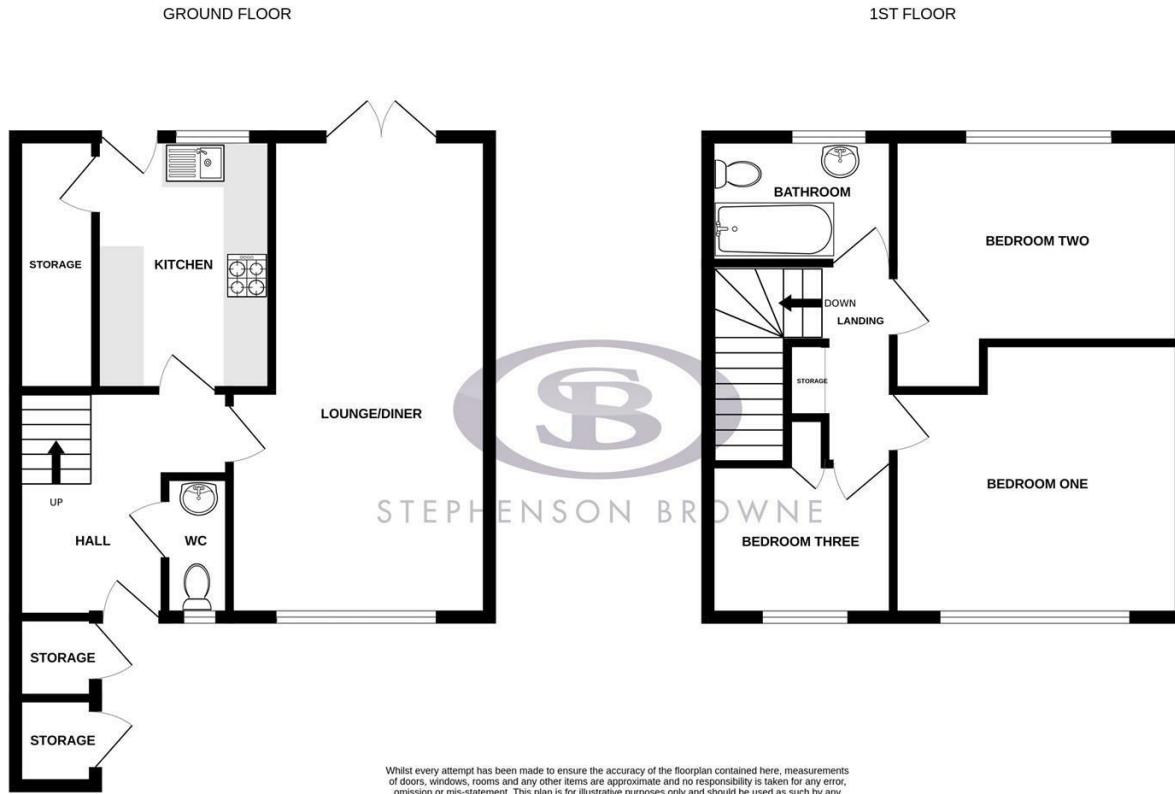
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Floorplans



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		73	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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