



**57 Lynn Avenue**

ST7 1PA

**£230,000**



STEPHENSON BROWNE

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.

**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" (4.65 x 4.42)

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" (6.78 x 2.51)

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" (4.27 x 2.46)

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**

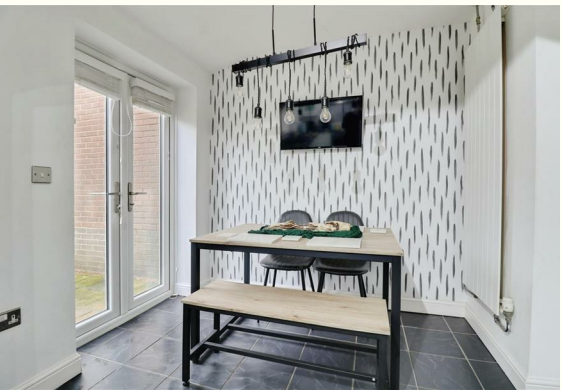
10'0" x 8'2" (3.07 x 2.49 )

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" (3.25 x 1.85)

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" (1.858 x 1.831)

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

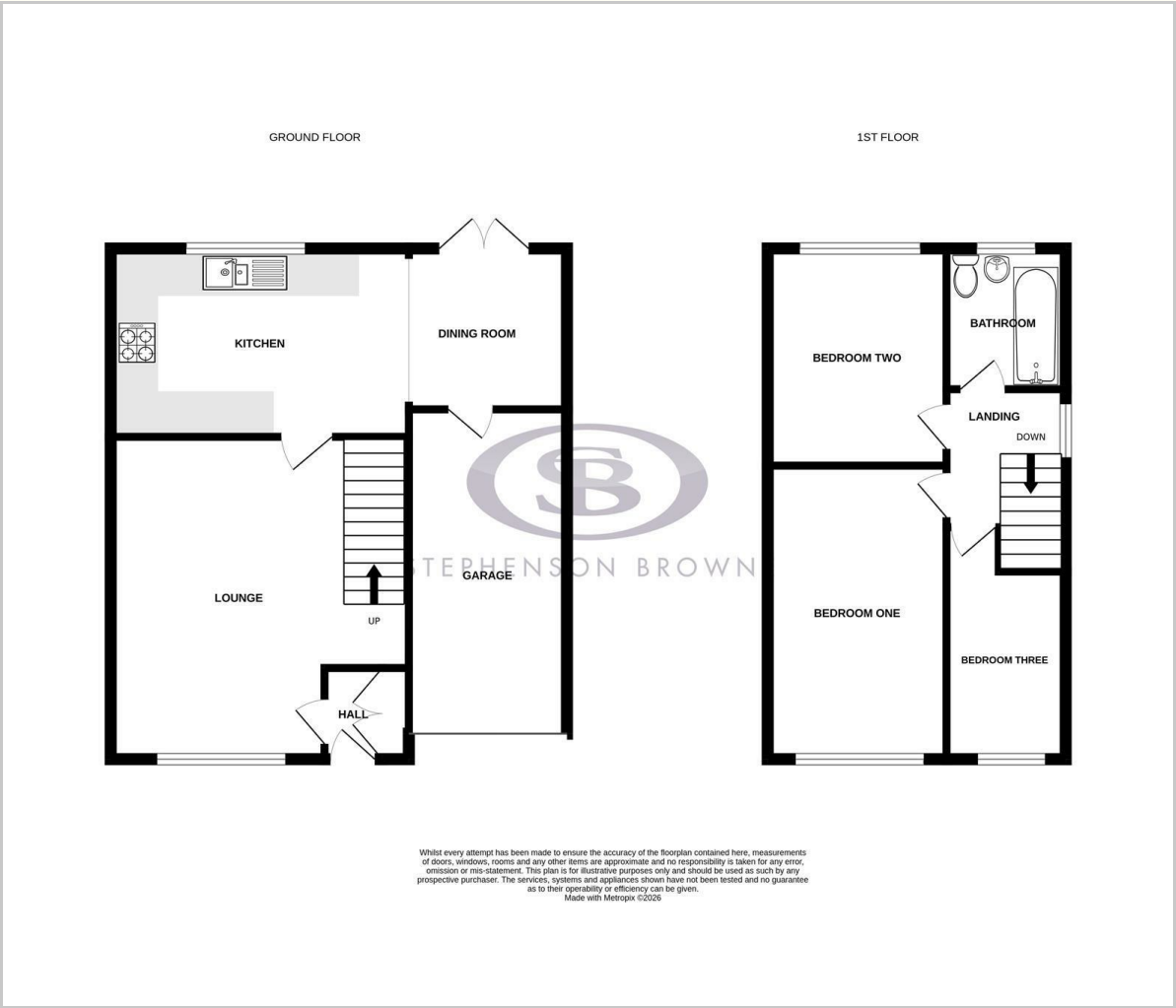
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### Alsager AML Disclosure

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.



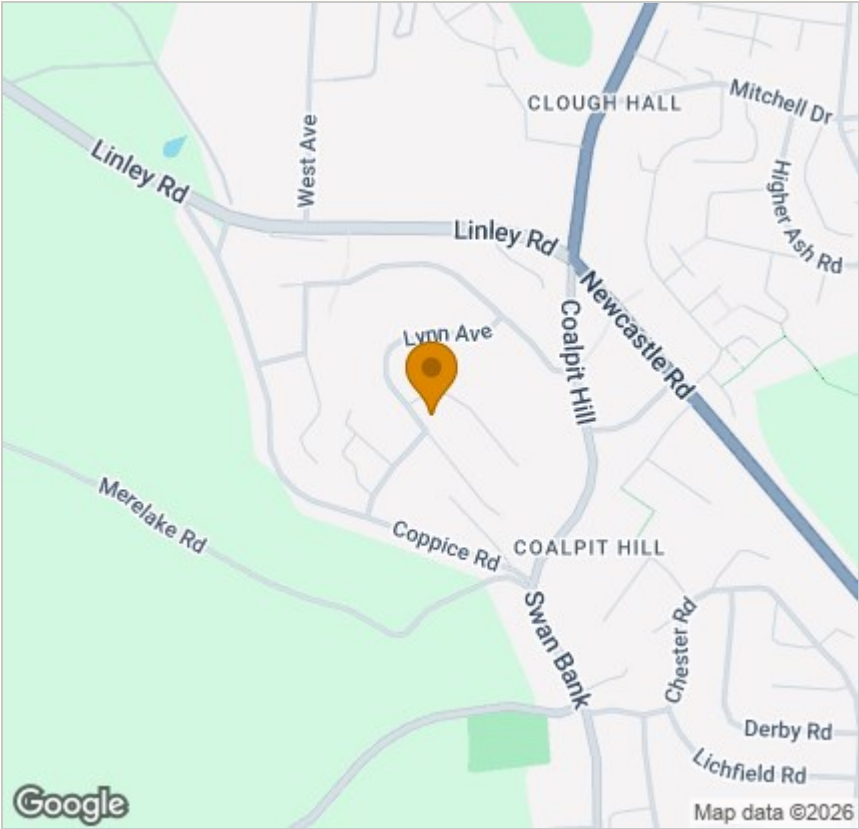
Floor Plan



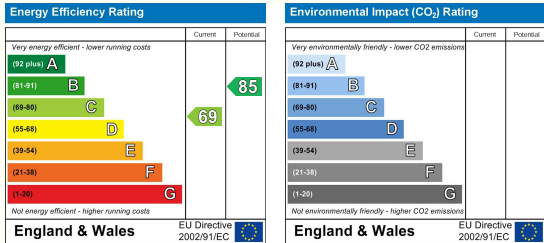
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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