

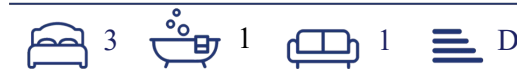


STEPHENSON BROWNE



Chester Close, Talke

ST7 1SP



Offers Over £210,000

DESCRIPTION

A three bedroom semi-detached family home in a quiet cul-de-sac position, benefitting from a SOUTH-FACING REAR GARDEN and far-reaching views over Cheshire from the first floor, offered for sale with no onward chain! This spacious property would create an ideal first time buy or family home, occupying an excellent position within Talke.

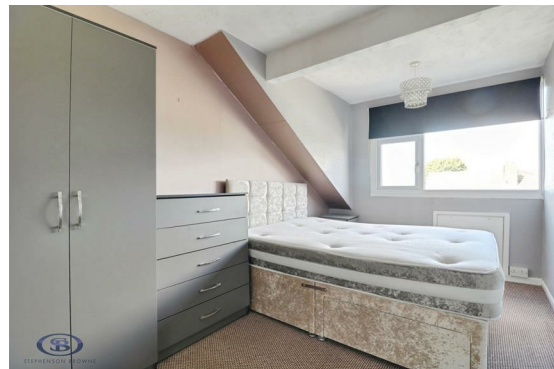
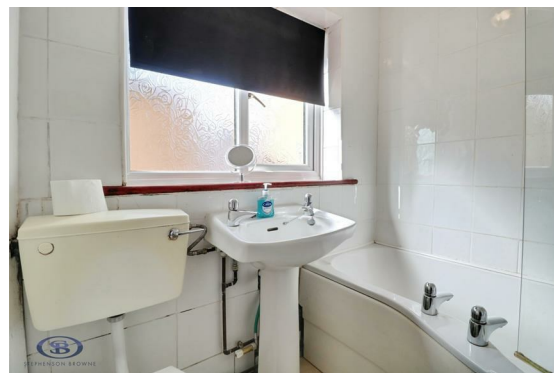
An entrance hallway (with utility area) leads to the kitchen, with the lounge opening into a dining room with patio doors leading to the rear garden. An inner hall leads to the third bedroom and the family bathroom, which complete the ground floor. Upstairs, there are two further bedrooms, both of which featuring incredible far-reaching views over Cheshire to the front aspect, with eaves storage space to both bedrooms (the second bedroom also including built-in wardrobes).

Off-road parking is provided via a paved and gravelled driveway to the front of the property, with a detached single garage. The delightful rear garden includes patio and lawned areas with a rockery and border hedges. Offering an excellent degree of privacy, this south-facing rear garden is also a real suntrap!

Situated in a quiet cul-de-sac position on Chester Close, just off Chester Road in Talke, this property is ideally placed for commuting links such as the A34, A500 and M6, whilst schools such as Springhead Community Primary School and St Saviours C of E Academy are also nearby.

A well-proportioned family home in an excellent area, with no onward chain! Please contact Stephenson Browne to arrange your viewing.





ROOM DESCRIPTIONS

Entrance Hall

13'10" x 2'11"

UPVC double glazed front door and window, tiled flooring, ceiling light point, Potterton combi gas central heating boiler. space and plumbing for appliances.

Kitchen

12'8" x 7'10"

Tiled flooring, UPVC double glazed window, downlights, radiator, stainless steel sink with drainer, integrated oven and hobs, wall and base units.

Lounge

12'6" x 9'10"

Minimum measurements; Laminate flooring, UPVC double glazed window, ceiling light point, radiator, open into;

Dining Room

14'4" x 9'9"

Maximum measurements; Laminate flooring, UPVC double glazed patio doors leading to the rear garden, two wall light points, radiator, stairs leading to the first floor.

Inner Hall

Fitted carpet, ceiling light point.

Bedroom Three

9'3" x 7'10"

Laminate flooring, UPVC double glazed patio doors leading to the rear garden, ceiling light point, radiator.

Bathroom

6'2" x 4'10"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, tiled walls, W/C, pedestal wash basin, bath with overhead shower.

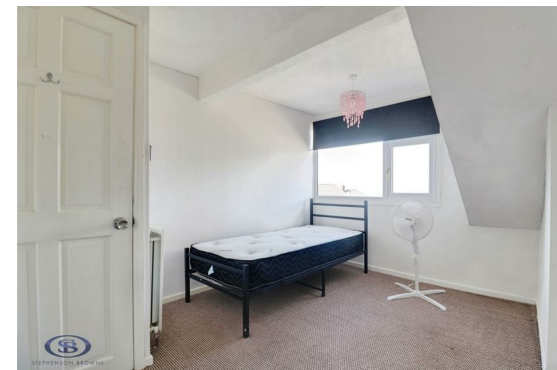
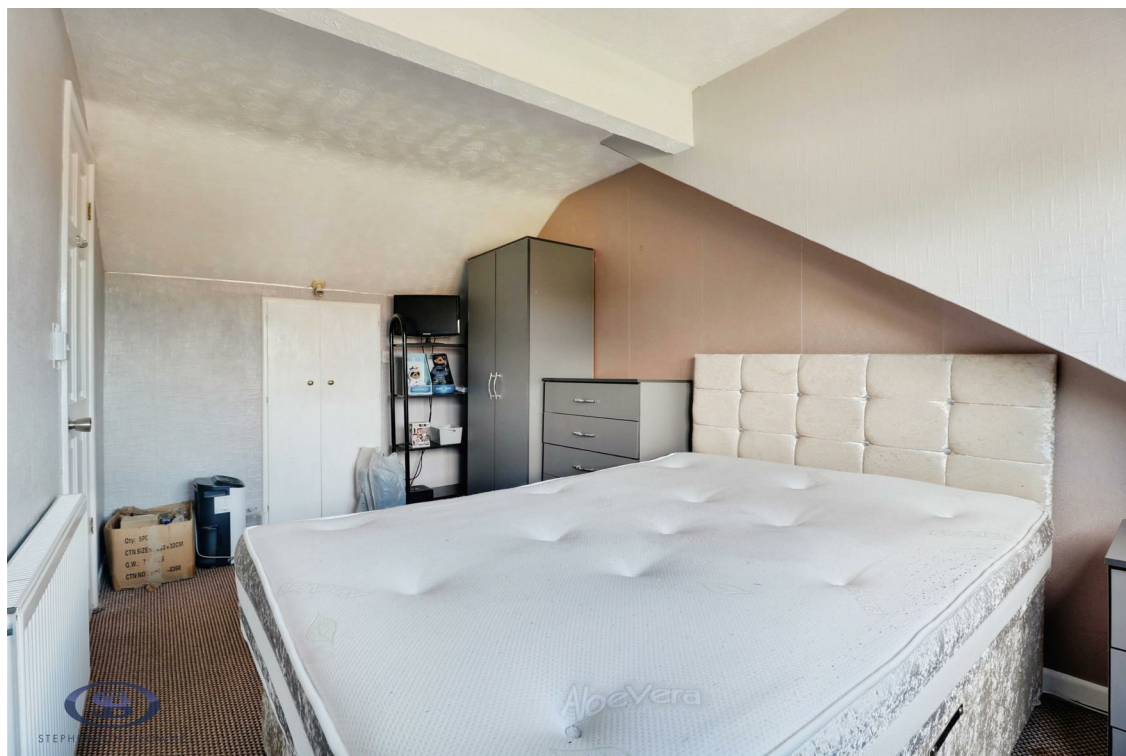
Landing

Fitted carpet, ceiling light point.

Bedroom One

13'10" x 8'0"

Fitted carpet, UPVC double glazed window with views over Cheshire, ceiling light point, radiator, eaves storage.



Bedroom Two

11'6" x 9'6"

Fitted carpet, UPVC double glazed window with views over Cheshire, ceiling light point, radiator, built in wardrobes, eaves storage.

Outside

To the front of the property is a paved and gravelled driveway with a border hedge, whilst the rear garden includes a lawn, patio and rockery, with mature border hedges, offering an excellent degree of privacy.

Garage

A detached single garage with double opening garage doors.

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.

NB: Copyright

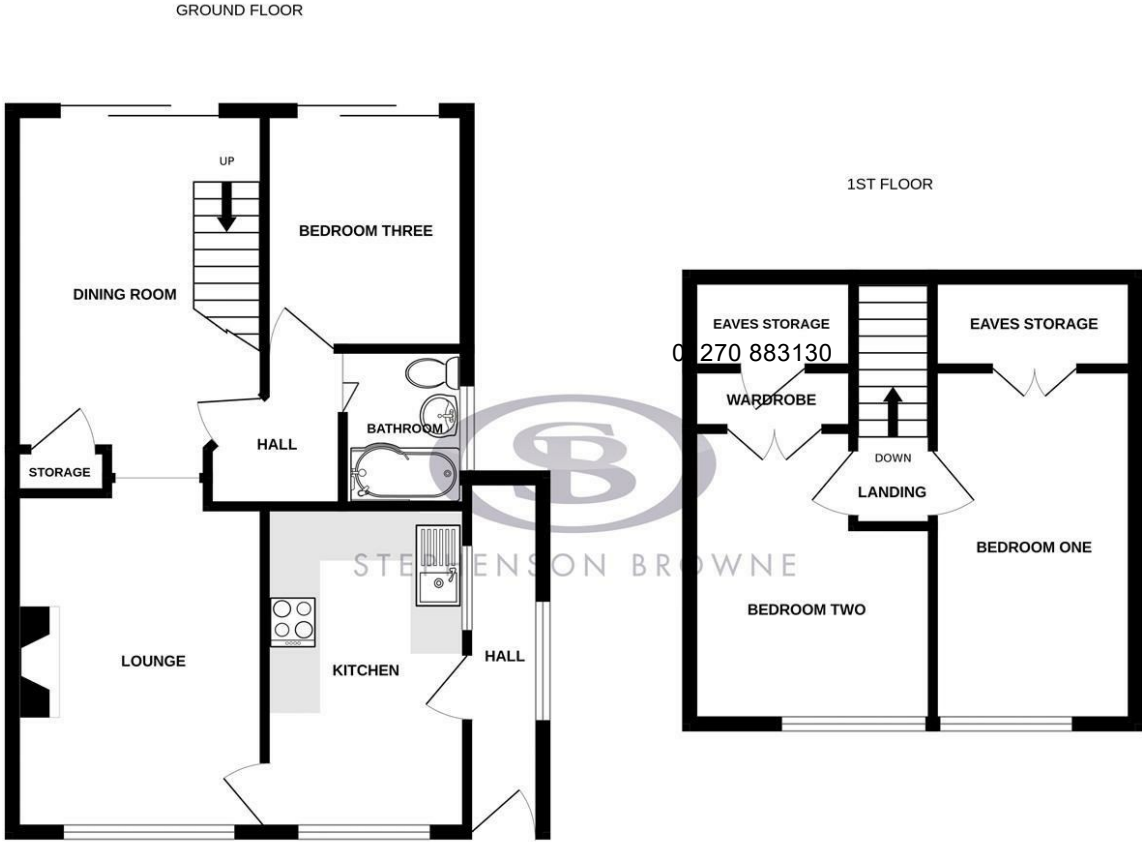
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Alsager AML Disclosure

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.



Floorplans



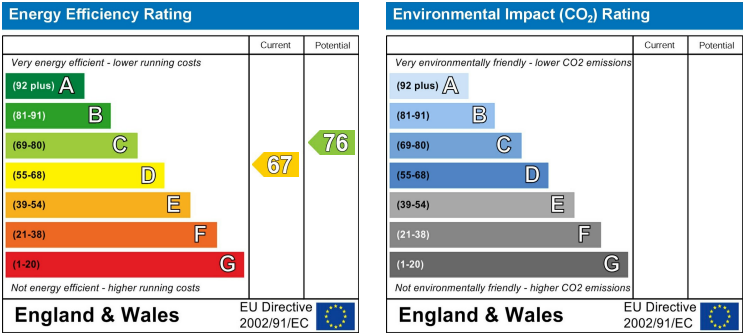
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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