



STEPHENSON BROWNE

## Townfield Close, Talke

ST7 1NF



**£235,000**

## Description

A TWO/THREE BEDROOM TRUE BUNGALOW in a quiet cul-de-sac position, with a delightful rear garden and for sale with no onward chain!

Offering flexible accommodation, this detached bungalow could easily be altered to provide three bedrooms, with a current second reception room used as a study. An entrance hallway leads to the kitchen and a spacious lounge/diner, with an inner hall accessing the two bedrooms, study/bedroom three and the shower room.

Ample off-road parking is provided via a driveway to the front and side of the property (potentially ideal for a motorhome or caravan!), as well as a brick-built single garage with side access. The gorgeous rear garden offers an excellent degree of privacy and features lawned and patio areas - a real suntrap and ideal for enjoying the best of the weather!

Situated on Townfield Close, the property benefits from a quiet cul-de-sac position whilst remaining close to a number of commuting links such as the M6, A500 and A34, as well as several train stations (such as Alsager and Kidsgrove) being in close proximity. Several schools are also nearby, including The Reginald Mitchell Primary School, St Saviour's C of E Academy and The King's Church of England Academy.

An excellent opportunity to purchase a well-presented bungalow which is most definitely ready to move into! Please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Entrance Hall

7'7" x 3'4"

Vinyl flooring, composite stable front door, ceiling light point, loft access.

## Kitchen

10'4" x 7'6"

Vinyl flooring, UPVC double glazed window, ceiling strip light, wall and base units, stainless steel sink with drainer, tiled splashback, space and plumbing for appliances, combi gas central heating boiler.

## Lounge/Diner

20'4" x 11'4"

Fitted carpet, UPVC double glazed window, two ceiling light points, radiator.

## Inner Hall

8'7" x 2'10"

Fitted carpet, ceiling light point.

## Study/Bedroom Three

7'7" x 6'9"

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

## Bedroom One

11'6" x 8'5"

Minimum measurements to Fitted Wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

## Bedroom Two

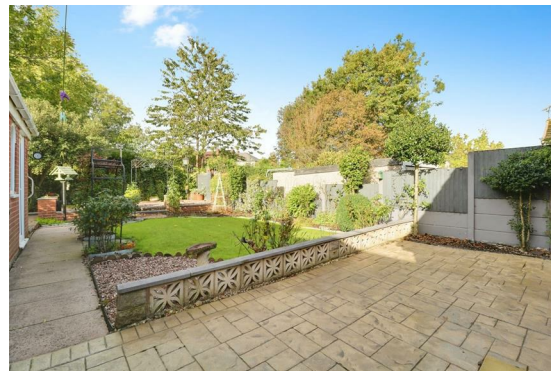
10'7" x 7'10"

Fitted carpet, UPVC double glazed window and rear door, ceiling light point, radiator.

## Shower Room

7'4" x 5'3"

Wet-room flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin, shower.



### Outside

Off-road parking for multiple vehicles on the driveway, with a lawned front garden, whilst the delightful rear garden offers an excellent degree of privacy and features lawned and patio areas with mature shrubs.

### Garage

A detached brick-built garage with up and over garage door and a side access door.

### 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

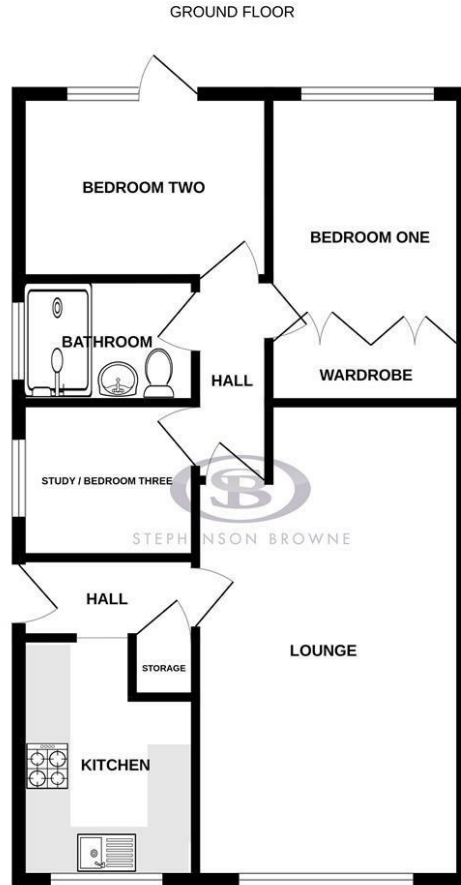
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### Alsager AML Disclosure

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.



# 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	79

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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