



**129-131 Talke Road**

Alsager, ST7 2PP

**Offers in excess of £600,000**

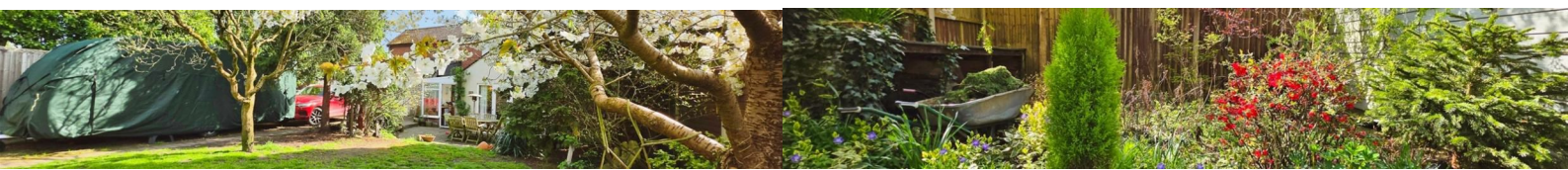


Here at Carters we are thrilled to welcome to the market this truly exceptional and versatile mixed-use property, offering a rare opportunity to acquire a substantial family home, commercial premises, and separate self-contained bungalow, all within one private and gated plot. Ideally suited for multi-generational living, business use, or investment, this unique property delivers outstanding flexibility and potential.

The beautifully presented main home is full of character and offers spacious accommodation throughout, briefly comprising a welcoming entrance porch, a well-appointed kitchen, dining room, and generous living room, making it ideal for both everyday family life and entertaining. To the first floor, there is a luxurious master suite with a high-quality shower area, three further well-proportioned bedrooms, and a modern family bathroom, with the added benefit of a useful loft space providing additional versatility.

The commercial premises offer fantastic potential for a range of business uses or investment opportunities and include a spacious showroom, WC and utility area, and two garages, making it ideally suited for trade, retail, workshop, or office use (subject to the necessary consents). In addition, the separate self-contained bungalow provides excellent further accommodation comprising a kitchen, living room, bedroom, and shower room, making it perfect for extended family, guests, or rental income. Externally, the property continues to impress with a gated driveway providing ample off-road parking, along with a sectional concrete garage with inspection pit, store room, and an impressive 11m shed offering superb storage and workspace. The generous gardens are mainly laid to lawn with mature planting, providing a private and pleasant outdoor setting.

A rare opportunity to acquire a highly flexible and substantial property combining residential, commercial, and additional living accommodation in one, and early viewing is strongly recommended.



# 129-131 Talke Road

Alsager, ST7 2PP

Offers in excess of £600,000



## FAMILY RESIDENCE

### Porch / Utility Area

9'2" x 7'5" (2.79m x 2.26m)

UPVC double glazed entrance door to the rear elevation. UPVC double glazed windows to the rear and side elevation. Solid wood work surfaces. Belfast sink. Space and plumbing for a washing machine. Space for a tumble dryer. Fitted cloaks hooks. Slate tiled flooring.

### Living Room

12'8" x 13' (3.86m x 3.96m)

UPVC double glazed French doors to the rear elevation. Feature wall lighting.

### Kitchen

14'3" x 9'7" (4.34m x 2.92m)

Hardwood entrance door to the rear elevation leading to the entrance porch / utility area. Hardwood double glazed window to the rear elevation. Velux roof light. Fitted kitchen having a range of wall, base and drawer units. Laminate work surfaces. Stainless steel Aga sink. Space for a Range style oven. Space for a fridge freezer. Heated towel rail. Partially tiled walls. Dado rail. Laminate flooring.

### Dining Room

10'6" x 13'6" (3.20m x 4.11m)

UPVC double glazed window to the side elevation. Feature exposed ceiling beam. Feature wall paneling. Built in storage units. Multi fuel stove burner.

### Stairs to the First Floor and Landing

Dado rail. Two radiators. Access to stairs to the loft space.

### Master Suite

13'11" x 24'4" (4.24m x 7.42m)

#### En Suite Area:

Walk in shower enclosure with tiled walls. Countertop wash hand basin with storage under. Mid level w.c. Vanity mirror. Chrome heated towel rail. Vinyl flooring.

Bespoke curved tiled partition wall between the en suite area and the bedroom area.

#### Bedroom Area:

Two UPVC double glazed windows to the front elevation.

Feature wall paneling. LED spot lighting to the ceiling. Three feature wall lights. Two Radiators.

### Bedroom Two

25' x 12' (7.62m x 3.66m)

Two UPVC double glazed windows to the front elevation.

Coving to the ceiling. Fitted solid wood wardrobes. Two radiators.

### Bedroom Three

12'6" x 12' (3.81m x 3.66m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Radiator.

### Bedroom Four

10'7" x 12'1" (3.23m x 3.68m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Radiator.

### Bathroom

13' x 11'2" (3.96m x 3.40m)

Three UPVC double glazed windows to the side and rear elevations.

Two built in storage cupboards. Shower

enclosure. Panel bath. Pedestal wash hand basin. Mid level w.c. Bidet. Partially tiled walls. Two radiators. Dado rail.

### Stairs to the Loft Space

### Loft Space

17'3" x 27'6" (5.26m x 8.38m)

Two Velux roof lights.

Shower enclosure with an electric shower. Pedestal wash hand basin. Mid level w.c. Heated towel rail. Recessed LED down lighters. Pendant lighting. Feature wall paneling. Fitted storage units. Radiator.

## BUNGALOW

### Living Room

15'8" x 10'11" (4.78m x 3.33m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Feature wall lights. Electric fire available via separate negotiation. Laminate flooring.

### Kitchen

11'8" x 11'2" (3.56m x 3.40m)

UPVC double glazed window to the front elevation. Composite double glazed entrance door to the front elevation.

Fitted kitchen having a range of wall, base and drawer units and laminate work surfaces. Resin sink with a mixer tap and a drainer. Built in electric hob with an extractor hood over. Built in electric oven/grill. Partially tiled walls. Heated towel rail. Tiled flooring.

### Bedroom

15'8" x 10'2" (4.78m x 3.10m)

UPVC double glazed window to the front

Tel: 01782 470391

elevation.

Feature wall paneling. Feature wall lights. Radiator.

### Bathroom

4'8" x 11'2" (1.42m x 3.40m)

Three piece suite comprising of; a shower enclosure, countertop sink with storage under and a mid level w.c. Heated towel rail. Fully tiled walls. Extractor fan. Tiled flooring. Access to the loft which is partially boarded.

### COMMERCIAL PREMISES

#### Shop Front

25'7" x 30'6" (7.80m x 9.30m )

Entrance door to the front elevation. Full length windows to the front elevation. Power and lighting.

#### Storage / Display Area

15'2" x 7'4" (4.62m x 2.24m)

Full length window to the front elevation. Power and lighting.

#### Show Room / Shop Area

14'2" x 18'5" (4.32m x 5.61m)

Power and lighting. Door leading to the residential residence.

### W.C

Mid level w.c. Wall mounted wash hand basin.

### Utility Area

14'2" x 6'5" (4.32m x 1.96m)

Access to water. Power and lighting.

### Sectional Garage

Sectional concrete garage complete with an inspection pit.

### Garage 2

12'3" x 16'5" (3.73m x 5.00m)

Roller garage door. Entrance door to the rear elevation leading to the garden. Power and lighting.

### Garage 3

7'9" x 16'5" (2.36m x 5.00m)

Roller garage door. Power and lighting.

### EXTERNALLY

To the side of the property, a private driveway is accessed through secure double timber gates, offering generous off-road parking for several vehicles.

The rear garden has been thoughtfully landscaped, featuring an attractive seating area designed in a concrete railway sleeper style. Steps lead up to a well-kept lawn, creating a tiered outdoor space ideal for both relaxation and entertaining.

A standout feature of the garden is its rich planting scheme, with a wide variety of mature flowers, plants, and shrubs. Established cherry and fern trees add seasonal colour while also providing a high degree of privacy.

Further enhancing the outdoor space is a substantial 11-metre shed, complete with solar-powered lighting, along with a separate store room—offering excellent additional storage options.

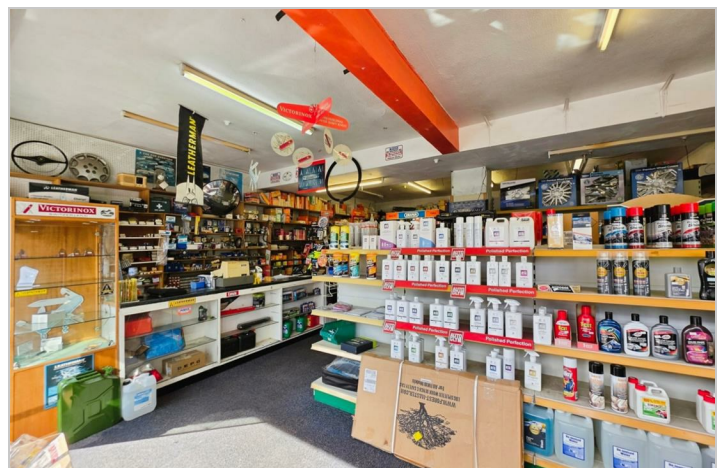
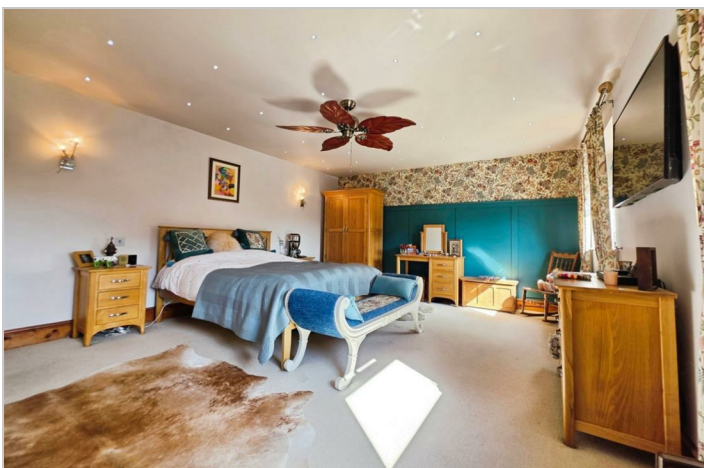
### ADDITIONAL INFORMATION

Council Tax Band B.

Total Floor Area: TBC.

### DISCLAIMER

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.



## Road Map



## Hybrid Map



## Terrain Map



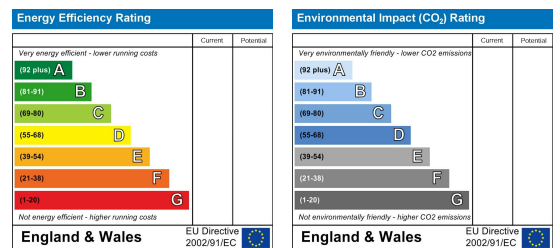
## Floor Plan



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**www.carters-estateagents.co.uk**