



STEPHENSON BROWNE

## Ryder Grove, Talke

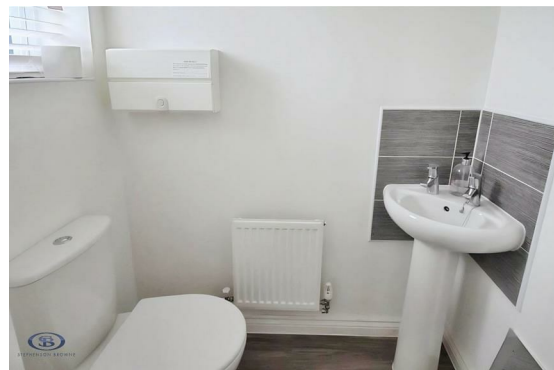
ST7 1GF



**£800 PCM**

## Description

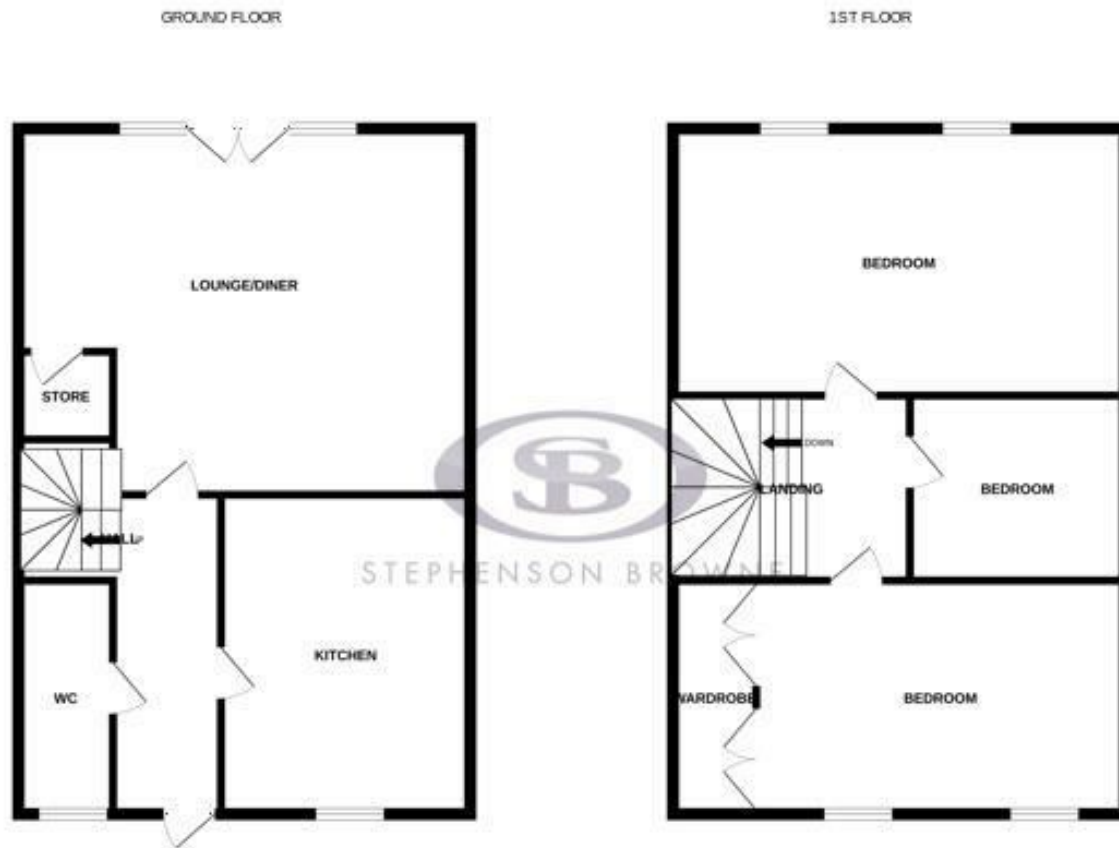
A beautifully presented two-bedroom mews-style home, soon to be fully redecorated throughout prior to the new tenancy, offering a fresh and modern feel from the moment you step inside. The ground floor features an inviting entrance hallway, a convenient downstairs cloakroom/WC, and a stylish high-gloss kitchen with ample storage. To the rear is a bright and airy lounge with patio doors, opening onto a low-maintenance enclosed garden, complete with a useful storage shed—perfect for outdoor essentials. Upstairs, the property boasts an attractive modern bathroom, a double bedroom with fitted wardrobes, and a spacious single bedroom ideal for guests, a home office, or a child's room. Additional benefits include driveway parking for two vehicles and a pleasant children's play area nearby. Council Tax Band B, EPC Grade B. Available for a long-term let from 24th April 2026.



## 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.

# 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 in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is as to their operability or efficiency can be given.  
Made with planapp ©2020

# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

**T: 01270 883130 opt 2 E: alsagerlettings@stephensonbrowne.co.uk**

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)