

STEPHENSON BROWNE

Ryder Grove, Talke

ST7 1GF

3 1 1

£205,000

Description

FREEHOLD TENURE & NO ONWARD CHAIN – This well-presented three-bedroom semi-detached property on Ryder Grove is an ideal home for a wide range of buyers, from first-time buyers to growing families. Built to Taylor Wimpey's popular 'Dadford' design, the property offers excellent internal accommodation, along with a fantastic position within the development, tucked away in a quiet cul-de-sac.

In brief, the property comprises a useful downstairs cloakroom, a modern fitted kitchen with a range of integrated appliances, and an open-plan lounge/diner featuring useful storage and French doors opening onto the rear garden.

Upstairs, there are two exceptionally spacious double bedrooms, with one benefiting from built-in double wardrobes, alongside a versatile third room which could be used as a dressing room, nursery or single bedroom. Completing the first floor is a stylish family bathroom, fitted with a three-piece suite and a separate shower over the bath.

Externally, the property benefits from a manageable front garden and a side driveway, while the rear garden has been completely transformed by the current owners. The result is a beautifully presented and practical outdoor space, perfect for entertaining friends and family during the summer months.

To fully appreciate the property's excellent position within the development, front aspect, generous accommodation and many other appealing features, call Stephenson Browne today to arrange your all-important viewing!













Room Descriptions

Entrance Hall
UPVc panelled entrance door having double glazed frosted insets. Doors to all rooms. Stairs to the first floor.

Downstairs WC
2'11" x 6'2"
Two piece suite comprising a low level WC with push button flush and pedestal wash hand basin. Single panel radiator. Double glazed frosted window to the side elevation.

Kitchen
7'4" x 11'3"
Range of wall, base and drawer units with roll top
Work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with gas hob and extractor canopy over. Space for a washing machine and fridge freezer. Wall mounted gas central heating boiler. Double glazed window to the front elevation.

Lounge Diner
14'4" x 14'1"
Double panel radiator. Double glazed French doors opening to the rear garden with double glazed windows to either side. Understairs storage cupboard.

First Floor Landing
Doors to all rooms. Loft access point.

Bedroom One
7'10" x 13'6"
Single panel radiator. Double glazed window to the rear elevation.

Bedroom Two
7'10" x 11'9"
Double glazed window to the front elevation. Single panel radiator.













Bedroom Three
9'0" x 6'2"
Double glazed window to the rear elevation. Single panel radiator.

Family Bathroom
6'2" x 6'1"
Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a panelled bath with shower over. Heated towel rail. Double glazed frosted window to the front elevation.

Externally
The property is approached by a tarmac driveway providing ample off road parking for numerous vehicles. Lawned front garden. Access gate to the rear garden. The tiered rear garden is split into paved patio, decked and lawned areas, offering ample space or outside entertaining and dining. Fenced boundaries.

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.

Council Tax Band
The council tax band for this property is B.

Freehold Tenure & Charges
Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance for the development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

NB: Copyright
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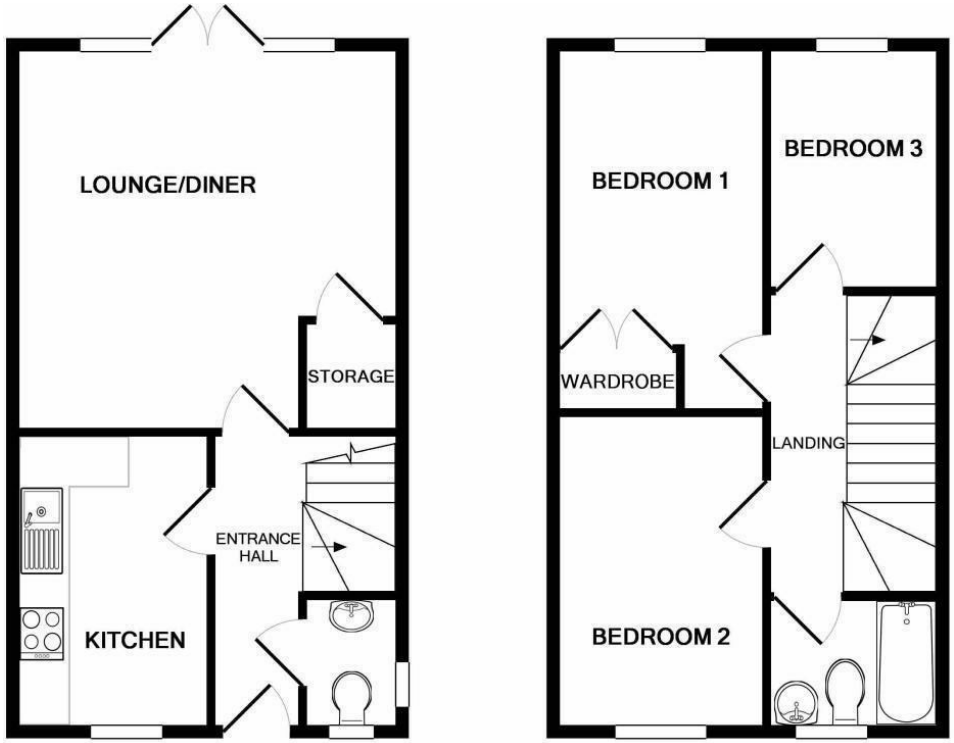








Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.9 SQ.M.)

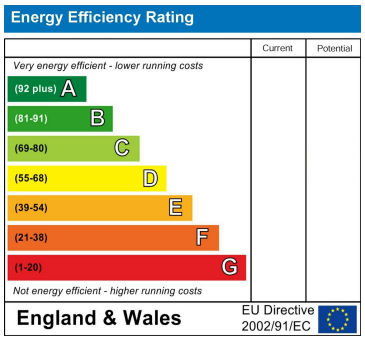
TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 SQ.M.)

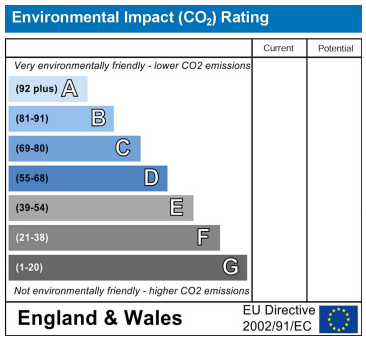
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 at the bottom of this page if you are interested in booking a viewing or require further information.

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