



76 Maple Avenue Talke, Stoke-On-Trent, ST7 1JW

Happy home hunters let me marry you up with this spacious semi detached property and you can be like two peas in a pod!! Sitting on a huge corner plot this family home is looking for a new owner. Boasting a spacious lounge/diner and modern fitted breakfast kitchen. Three good sized bedrooms and a contemporary family bathroom. The attic space has been converted with a walk in dressing space. Externally the property benefits from off road parking to the side and a large lawned frontage. To the rear the garden is fully enclosed and landscaped laid with a paved patio and decked seating area. Located in the popular area of Talke, close to local amenities and schooling. What are you waiting for, call today to book a viewing.

Offers in excess of £180,000

76 Maple Avenue

Talke, Stoke-On-Trent, ST7 1JW



- SPACIOUS SEMI DETACHED PROPERTY
- FITTED KITCHEN
- LOW MAINTENANCE REAR GARDEN

- SITTING ON A SIZEABLE CORNER PLOT
- THREE BEDROOMS PLUS ATTIC ROOM
- POPULAR LOCATION

- LOUNGE & DINING ROOM
- FAMILY BATHROOM

GROUND FLOOR

Entrance Hall

13'2" x 5'10" (4.02 x 1.79)

The property has a composite entrance door to the front aspect coupled with a double glazed window to the side. Radiator. Stairs lead to the first floor.

Lounge

15'4" x 9'7" (4.68 x 2.93)

Double glazed sliding patio doors lead out to the rear aspect. Television point and radiator. An open archway leads to the dining area.

Dining Room

11'8" x 8'9" (3.57 x 2.69)

A double glazed window overlooks the front aspect. Radiator.

Kitchen

11'4" x 7'10" (3.46 x 2.41)

A double glazed window overlooks the rear aspect coupled with a double glazed door to the side. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer, coordinating work surface areas and partly tiled walls and flooring. Space and plumbing for fridge/freezer and washing machine. Integrated electric oven and hob with cooker hood above. Extractor fan and breakfast bar. Under stairs storage and radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Airing cupboard housing central heating boiler. Loft access to attic room.

Bedroom One

13'4" x 9'9" (4.08 x 2.99)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Two

10'11" x 9'7" (3.34 x 2.93)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Three

9'0" x 7'11" (2.75 x 2.42)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'11" x 5'4" (2.43 x 1.64)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, separate shower unit, low level W.C and wash hand basin. Partly tiled walls and ladder style radiator. Extractor fan.

Attic Room

The attic is accessed from the landing by a loft ladder. The room has

two velux double glazed windows. Power and lighting, television point and radiator. Walk in dressing area.

EXTERIOR

The property sits on a sizeable corner plot with lawns to the front and side with a paved pathway leading to the entrance door. Off road parking can be accessed via the side of the property. A side access gate provides access to the rear garden. The rear garden is low maintenance and fully enclosed by panelled fencing. The rear is laid with paving and a large decked seating area with integrated lighting. To the side of the property there are a number of brick built storage sheds and plumbing for a W.C

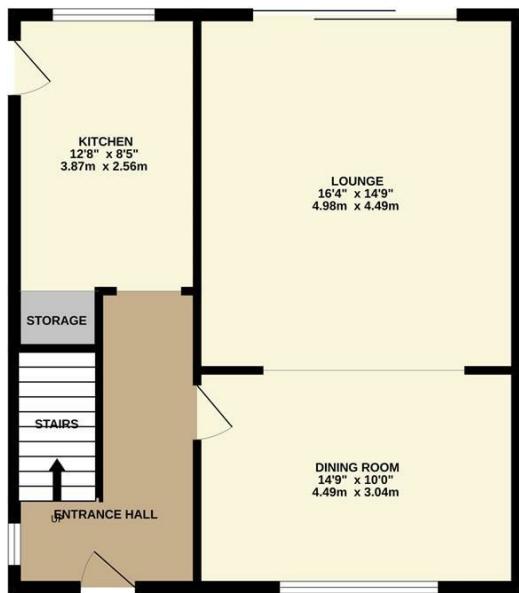
AGENTS NOTES

This property has an overage clause in place until 2044- more details on request.

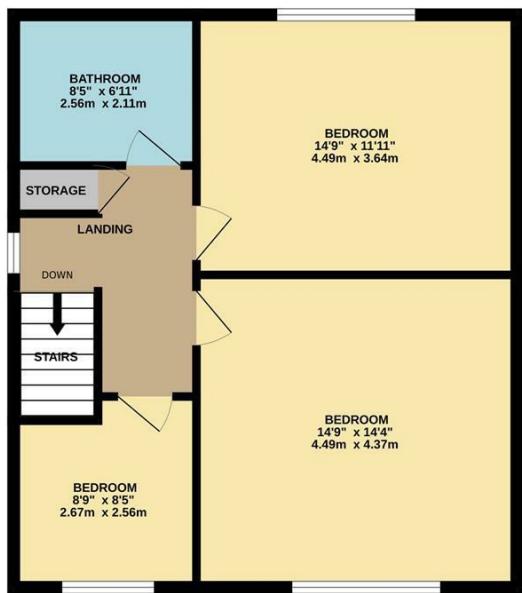


Floor Plan

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	