



STEPHENSON BROWNE

## Old Butt Lane, Talke, Stoke-On-Trent

ST7 1NJ



£200,000



## Description

A very rare and unique opportunity to purchase a stunning character home which is full of period features and charm! This two double bedroom detached home has been lovingly maintained and updated to create a truly gorgeous home, which is a real credit to our current seller. The property includes numerous period features including original sash and stained glass windows, feature fireplaces and original coving and ceiling roses.

Internally the property features; a spacious lounge and separate dining room, kitchen, rear hall and a shower room, whilst upstairs there are two double bedrooms. The property is forecourted to the front, whilst the rear garden has been beautifully landscaped to include patio and lawned areas, with border shrubs and a large storage shed.

Situated on Old Butt Lane, the property is ideally placed for a number of commuting links such as the M6, A500 and A34, with several schools also nearby including Reginald Mitchell Primary School, St Saviour's C of E Academy and The King's Church of England Academy. Kidsgrove Sports Centre is within easy reach, as are a number of walks along the Trent & Mersey Canal and surrounding countryside.

A very unique and beautifully presented period home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





# Room Descriptions

## Lounge

14'6" x 11'11"

Maximum measurements into bay window - timber front door, original timber framed stained glass bay window, laminate flooring, ceiling light point, log-burning stove, feature coving and ceiling rose.

## Dining Room

11'11" x 11'9"

Laminate flooring, timber framed sash window, ceiling light point, radiator, log-burning stove, under stairs storage cupboard, feature ceiling rose.

## Kitchen

10'5" x 6'4"

Tiled flooring, UPVC double glazed window, downlights, radiator, one and a half bowl sink with drainer, part tiled walls, integrated oven, gas hobs, fridge/freezer, wall and base units providing storage.

## Rear Hall

Solid wood rear door, tiled flooring, ceiling light point, loft access, storage cupboard.

## Shower Room

6'8" x 6'2"

Tiled flooring, tiled walls, UPVC double glazed window, downlights, chrome towel radiator, W/C wash basin with vanity unit, shower cubicle.

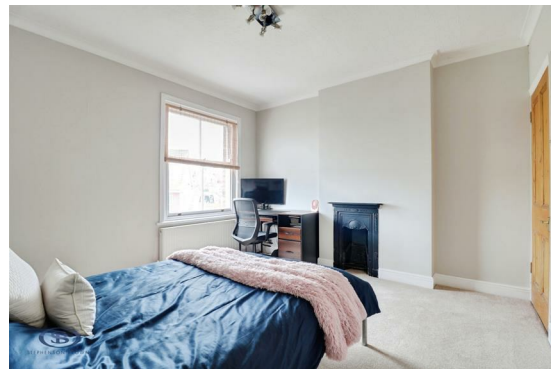
## Landing

Fitted carpet, ceiling light point, loft access.

## Bedroom One

11'11" x 11'10"

Fitted carpet, timber framed sash window, ceiling light point, radiator, feature fireplace, storage cupboard.





Bedroom Two

12'0" x 11'10"

Fitted carpet, timber framed sash window, ceiling light point, radiator, feature fireplace.

Outside

The property is forecourted to the front, with a side access gate leading to the rear garden, which has been beautifully landscaped to include patio and lawned areas with border shrubs and a large storage shed.

Council Tax Band

The council tax band for this property is A.

Freehold 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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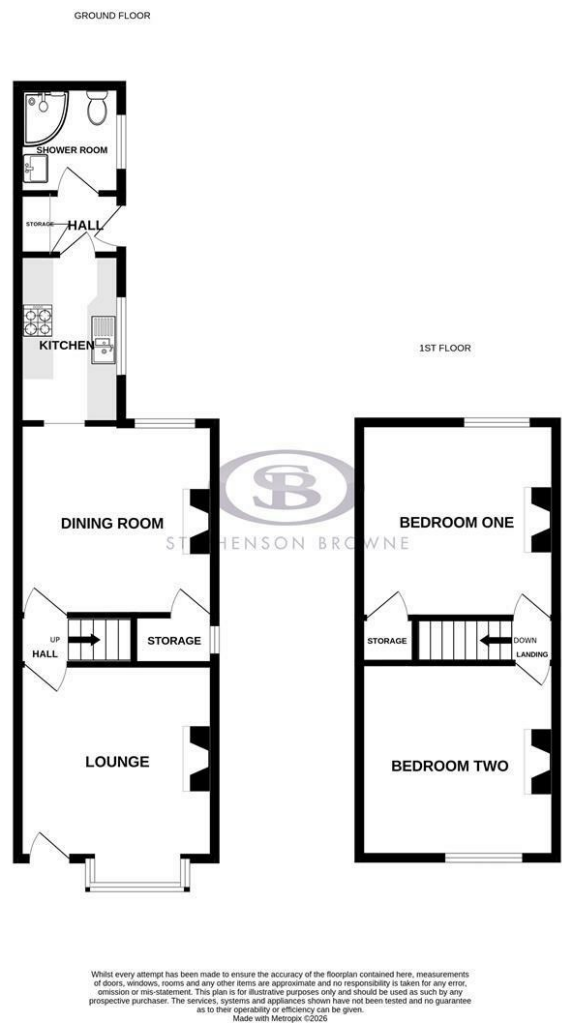
Alsager AML Disclosure

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



# Viewing

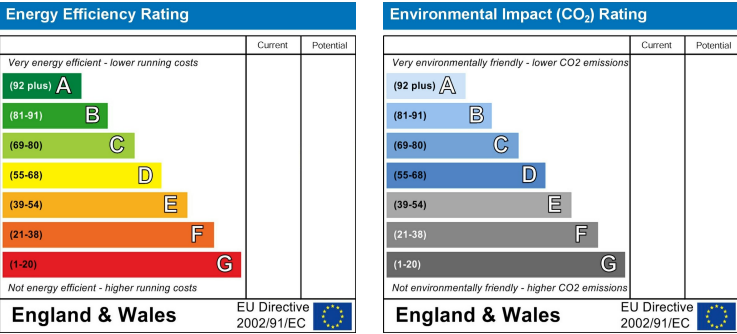
Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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

# Area Map



# EPC Rating



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