



STEPHENSON BROWNE

Bambury Drive, Talke

ST7 1GL



£195,000

Description

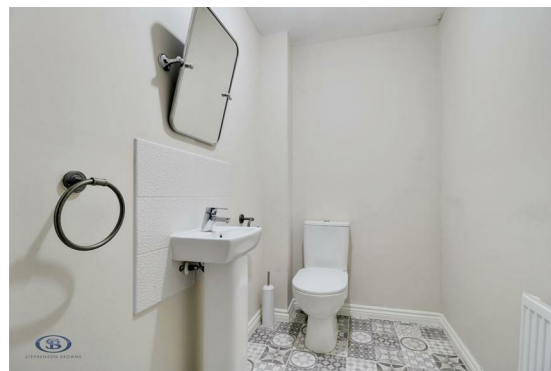
A modern three bedroom semi-detached home on a corner plot at the head of a cul-de-sac, offered for sale with no onward chain!

An ideal opportunity for families and first time buyers to purchase a well-presented three bedroom home in a sought-after position within Talke/Butt Lane, close to several schools!

An entrance hallway leads to the dining kitchen and downstairs W/C, with the spacious lounge benefiting from French doors which lead into the rear garden. To the first floor are three well-proportioned bedrooms and the family bathroom. Ample off-road parking is provided via a driveway to the front of the property, whilst the rear garden features lawned and patio areas and is fully enclosed - an ideal space for families with children and/or pets to make the most of the summer sun!

The property is ideally placed for a wealth of commuting links, including the A34, A500 and M6, with easy access to several schools such as St Saviour's C of E Academy, The Reginal Mitchell Primary School and The Kings Church Of England Academy. Amenities within Kidsgrove, Alsager and Talke itself are within easy reach, with Alsager Golf & Country Club also in close proximity.

A superb family home which is not to be missed, offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

Laminate flooring, composite front door, two ceiling light points, radiator, under stairs storage cupboard.

Downstairs W/C

6'2" x 4'5"

Tiled flooring, ceiling light point, extractor fan, radiator, W/C, pedestal wash basin, tiled splashback.

Kitchen

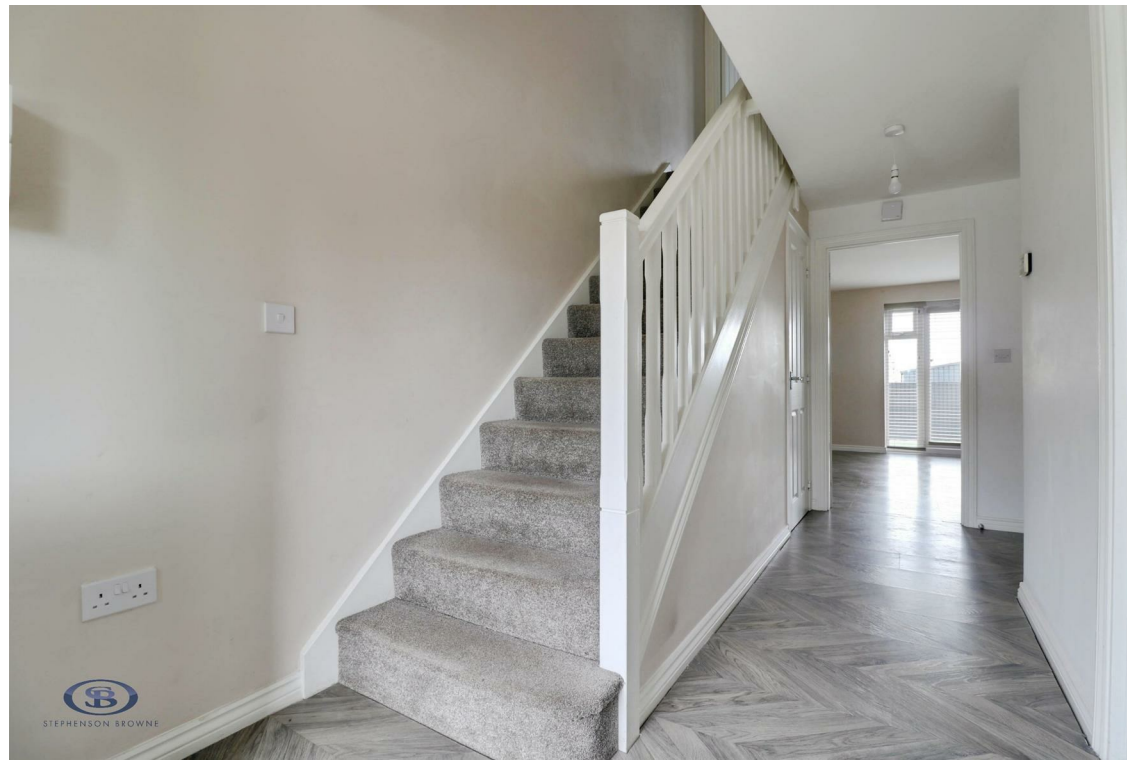
11'0" x 8'4"

Tiled flooring, UPVC double glazed window, downlights, radiator, stainless steel sink with drainer, integrated oven, hobs, dishwasher, fridge/freezer, space and plumbing for appliances, wall and base units for storage.

Lounge

15'4" x 12'8"

Laminate flooring, UPVC double glazed French doors leading to the rear garden, ceiling light point, radiator, panelling and sockets for a wall-mounted television point.



Landing

Fitted carpet, ceiling light point, loft access, radiator.



Bedroom One

15'4" x 10'1"

Minimum measurements - Laminate flooring, two UPVC double glazed windows, ceiling light point, radiator.



Bedroom Two

11'4" x 8'8"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.



Bedroom Three

11'4" x 6'3"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

6'10" x 6'5"

Tiled flooring, downlights, part tiled walls, radiator, W/C, pedestal wash basin, bath with overhead shower.

Outside

To the front of the property is a tarmacadam driveway extending to the side of the property and a lawned garden, with the rear garden featuring lawned and patio areas, offering a good degree of privacy.

Council Tax Band

The council tax band for this property is C.

NB: 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

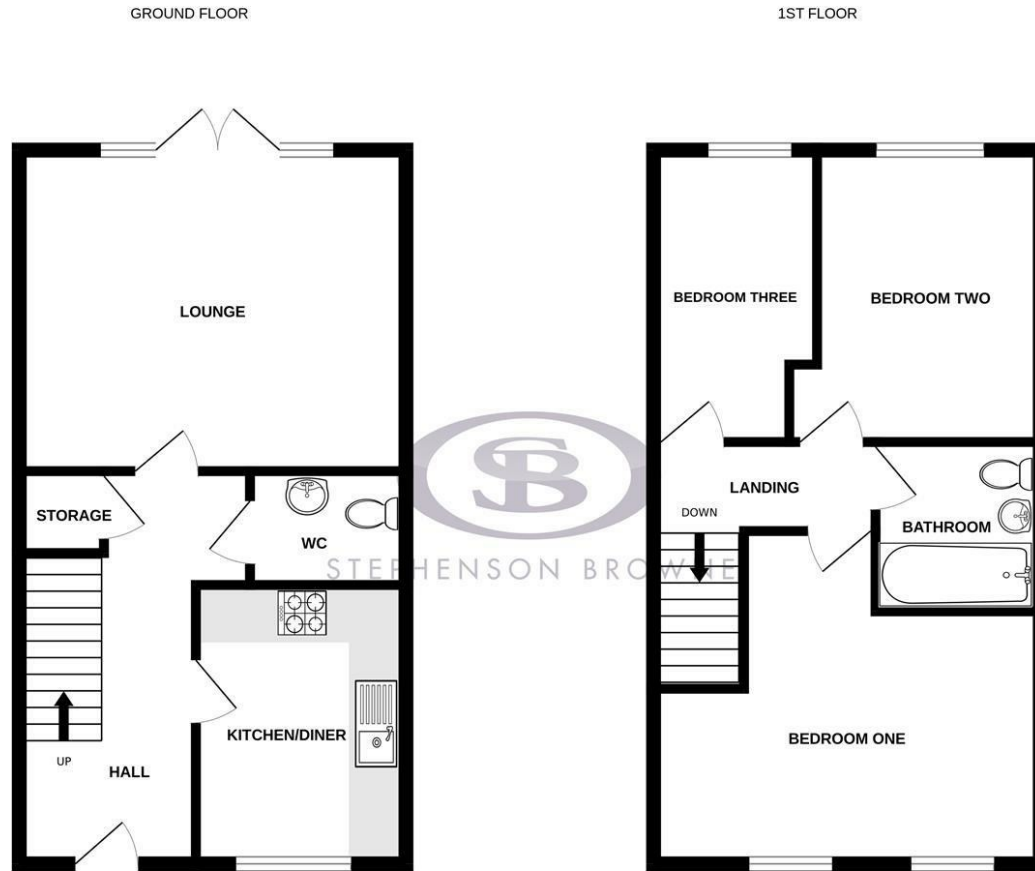
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Alsager AML Disclosure

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



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 is given as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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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