



## 37 Mitchell Avenue

Talke, ST7 1JR

**Offers in excess of £180,000**



Here at Carters Estate Agents, we are delighted to welcome to the market this beautifully presented and spacious family home, perfectly positioned on Mitchell Avenue in the popular residential area of Talke.

Built circa 1950, this charming property offers an impressive 1,033 sq ft of well-planned accommodation, blending character, comfort and modern convenience — ideal for growing families or buyers seeking generous living space. Upon entering, you are welcomed into a bright and spacious open-plan living/dining room, creating a superb setting for both relaxing evenings and entertaining guests. French doors open directly onto the rear garden, allowing natural light to flood the space and providing seamless indoor-outdoor living. The stylish shaker-style kitchen offers a contemporary yet timeless design, complemented by a separate utility room and the added convenience of a ground floor WC. Upstairs, the property boasts three well-proportioned bedrooms, each providing a peaceful retreat. Completing the first floor is a modern white three-piece family bathroom suite, finished to a high standard.

One of the most exceptional features of this home is the substantial driveway, offering parking for up to ten vehicles — a rare and highly desirable benefit that is perfect for multi-car households, visiting guests or even those requiring additional space for caravans or motorhomes.

The location offers the perfect balance of tranquillity and accessibility. Talke provides a welcoming community atmosphere whilst remaining within easy reach of local amenities, schools and excellent transport links.

In summary, this superb home on Mitchell Avenue presents a fantastic opportunity to secure a spacious and versatile property in a sought-after location. Early viewing is highly recommended to fully appreciate everything this wonderful family home has to offer.

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## Entrance Hallway

UPVC double glazed entrance door to the front elevation.

Access to the stairs. Under stairs storage cupboard. Radiator. Laminate flooring.

## Living Room

11'9" x 17'4" (3.58m x 5.28m)

UPVC double glazed window to the front and side elevations.

Coving to the ceiling. Electric fire with an attractive surround and a granite hearth. Two radiators. TV point.

## Dining Room

7'10" x 10'5" (2.39m x 3.18m)

UPVC double glazed french doors to the rear elevation. UPVC double glazed window to the rear elevation.

Coving to the ceiling. Radiator. Laminate flooring.

## Kitchen

10' x 7'2" (3.05m x 2.18m)

UPVC double glazed window to the rear elevation. Modern shaker style fitted kitchen with a range of wall, base and drawer units. Laminate wood effect work surfaces. Coving to the ceiling. Stainless steel one and a half bowl sink. Built in electric oven. Built in four ring electric hob. Built in extractor hood. Space for a fridge freezer. Space and plumbing for a dishwasher. Laminate flooring.

## Access to Utility and W.C.

Composite double glazed entrance door to the front elevation. UPVC double glazed entrance door to the rear elevation.

Built in boiler cupboard. Tiled flooring.

## Utility Room

Hardwood single glazed window to the rear elevation.

Fitted wall and base units. Wood effect laminate work surfaces. Belfast ceramic sink. Space and plumbing for a washing machine. Space for a tumble dryer. Coving to the ceiling. Partially tiled walls. Radiator. Tiled flooring.

## W.C

Hardwood single glazed window to the side elevation.

Coving to the ceiling. Mid level w.c. Partially tiled walls. Chrome heated towel rail. Tiled flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation.

Access to the loft which is partially boarded, has a fitted ladder and lighting.

## Bedroom One

13'7" x 9'8" (4.14m x 2.95m)

UPVC double glazed windows to the front and side elevations.

Radiator.

## Bedroom Two

10'4" x 11'8" (3.15m x 3.56m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bedroom Three

9'11" x 8'1" (3.02m x 2.46m)

UPVC double glazed window to the front elevation.

Radiator.

## Bathroom

UPVC double glazed window to the side elevation.

Three piece fitted bathroom suite comprising of; p shaped bath with a mains shower over, pedestal wash hand basin and a mid level w.c.

Partially tiled walls. Chrome heated towel rail. Laminate flooring. Shaver power socket.

## Externally

Externally, to the front of the property, there is a generous driveway providing off-road parking for up to ten vehicles. A double external power socket and both hot and cold water taps add further convenience, making the space ideal for vehicle cleaning or outdoor projects.

To the rear, the property boasts a

low-maintenance garden, attractively paved with slate borders for a clean and contemporary finish. The boundaries are enclosed by new fencing with gravel boards, offering both durability and privacy. A brick-built shed provides excellent additional storage space.

## Additional Information

Freehold. Council Tax Band A.

Total Floor Area: 1033 Square Foot / 96 Square Meters.

## Disclaimer

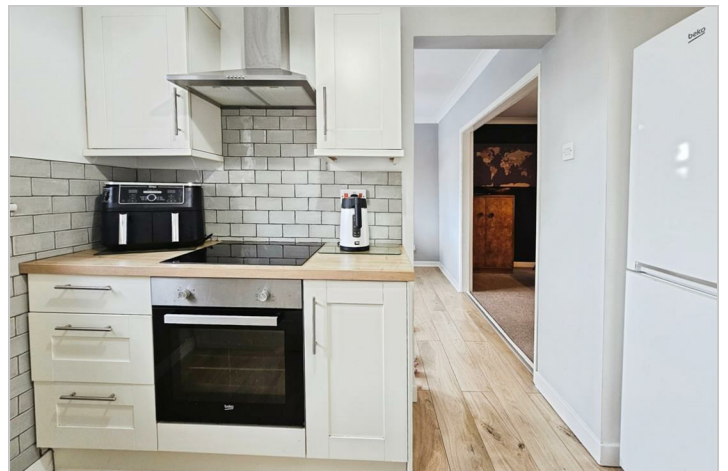
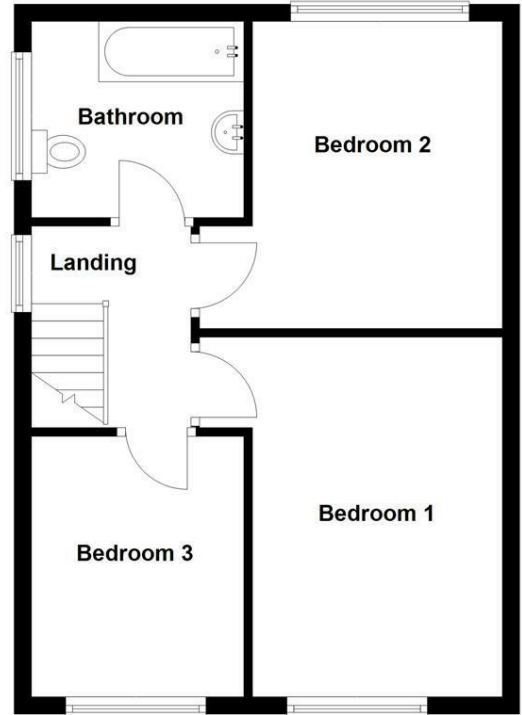
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Tel: 01782 470391

### Ground Floor



### First Floor



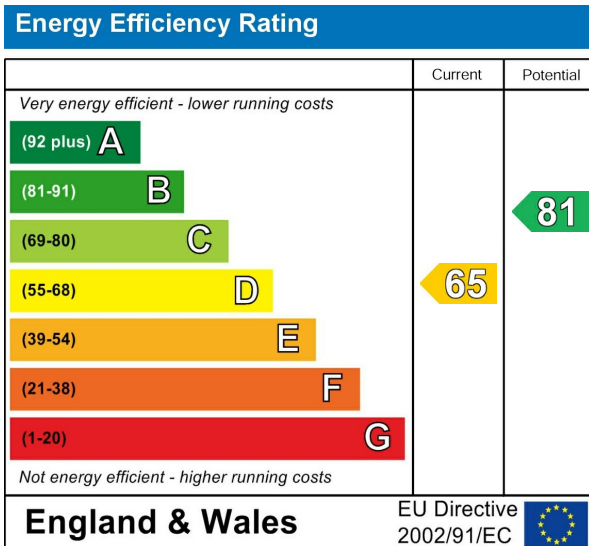
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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