



STEPHENSON BROWNE

**Rowhurst Crescent, Talke**

ST7 1GB



**Offers In Excess Of  
£270,000**

## Description

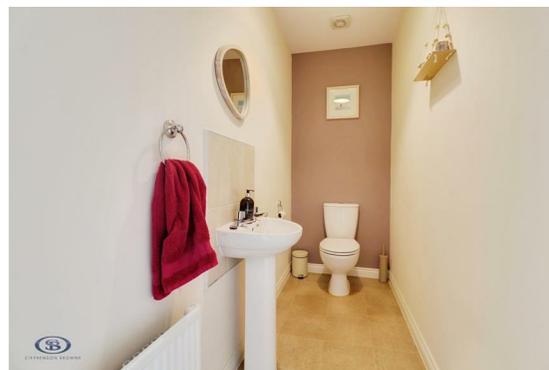
Stephenson Browne are delighted to bring to market this excellent example of a THREE BEDROOM DETACHED family home located on a popular development within Talke. Having been occupied by the same owner since it was built in 2013, this wonderful property is positioned on a generous plot having an enclosed, private garden to the rear.

In brief, the property comprises: Generous hallway with integral access to the garage where there is ample storage, facilities to create a utility area, or to be used for a car if desired. You will also find two reception rooms in the form of a dining room and lounge, with the latter boasting UPVC double glazed sliding doors to the garden, and the fully fitted kitchen with a number of wall, base and drawer units, and integrated appliances including washing machine, dishwasher and oven with gas hob. The downstairs accommodation is also home to a larger than most WC having space for coat storage.

To the first floor, you will find two spacious bedrooms with the principal also enjoying it's own en-suite and fitted wardrobes. Bedroom three is a great sized single, and the family bathroom occupies a white three piece suite.

Externally, the property sits within a crescent and hosts a driveway for two cars, as well as the garage space. The private, enclosed rear garden is mainly laid to lawn with a paved patio area ideal for outside entertaining.

To truly appreciate the position and size of this favourable home, call Stephenson Browne today!!



# Room Descriptions

## Entrance Hall

Composite panelled entrance door having glazed frosted insets. Doors to all rooms. Internal access into the garage. Single panel radiator. Door into:-

## Dining Room

10'1" x 8'6"

Single panel radiator. Double glazed window to the front elevation.

## Kitchen

9'9" x 9'9"

Range of wall, base and drawer units incorporating a stainless steel single drainer sink unit with mixer tap. Space for a freestanding fridge freezer. Integrated washing machine and dishwasher. Integrated oven with gas hob and extractor canopy over. Double glazed window to the rear elevation. Single panel radiator. Door opening to the rear garden.

## Lounge

10'3" x 14'10"

Single panel radiator. Double glazed patio doors opening to the rear garden. Adam's style fireplace housing electric fire.

## Downstairs WC

8'5" x 3'5"

Two piece suite comprising a low level WC with push button flush and pedestal wash hand basin. Single panel radiator. Stairs to the first floor.



## First Floor Landing

Double glazed window to the side elevation. Single panel radiator. Doors to all rooms. Storage cupboard having hanging rail and shelving.

## Principal Bedroom

8'10" x 12'2" to robes

Double glazed window to the front elevation. Single panel radiator. Fitted wardrobes having hanging rail and shelving. Door into:-



## En-Suite

6'8" x 4'10" max

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a shower cubicle with electric shower over. Double glazed frosted window to the front elevation. Shaver point.

## Bedroom Two

8'10" x 12'6"

Double glazed window to the rear elevation. Single panel radiator.



## Bedroom Three

7'10" x 9'10"

Double glazed window to the rear elevation. Single panel radiator.



### Family Bathroom

6'5" x 6'8"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a panelled bath with mixer tap. Double glazed frosted window to the front elevation.

### Integral Garage

14'9" x 7'8"

Up and over door to the front. Power and lighting. Internal access from the hallway.

### Externally

The property is approached by a tarmac driveway providing off road parking for two vehicles leading to an integral single garage. Mainly laid to lawn with hedged boundaries. Access gate to the rear garden. The rear garden is mainly laid to lawn with paved patio area providing ample space for garden furniture. 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 C.

### Estate Charge

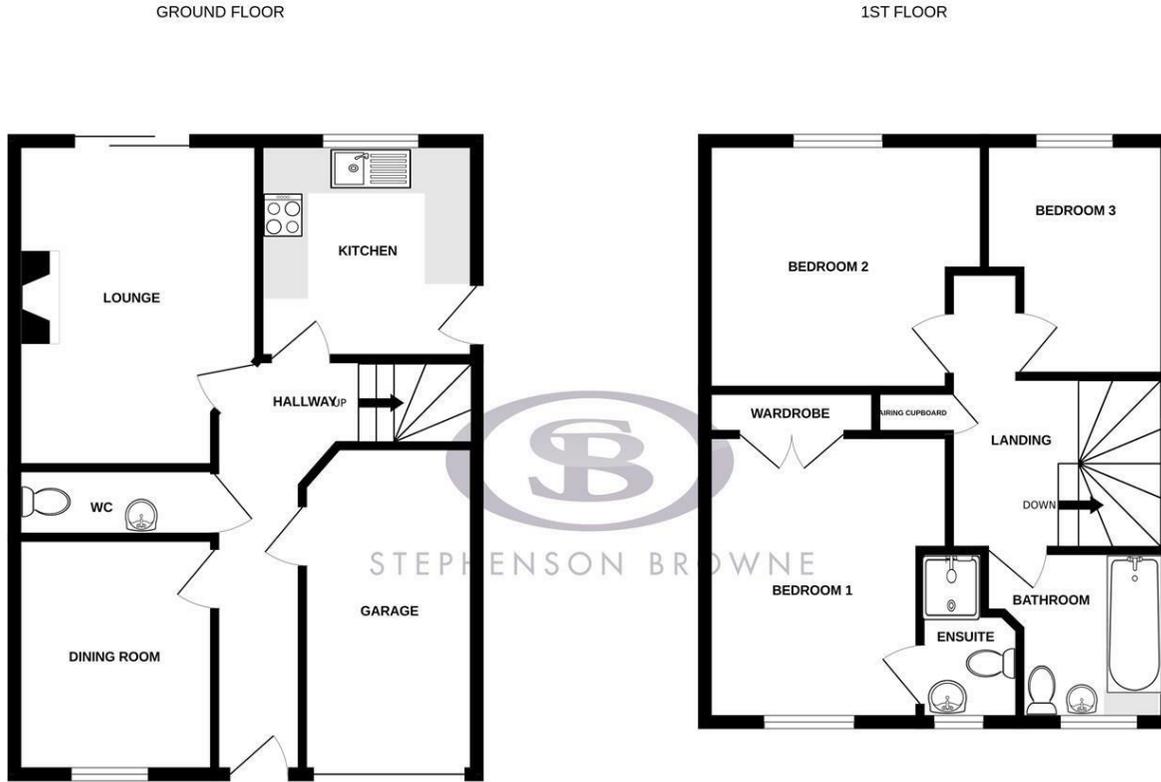
Whilst we have been informed by our sellers that the property is freehold, please note, we have been made aware by the sellers that an estate charge is payable to cover maintenance for the new development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

### NB: Copyright

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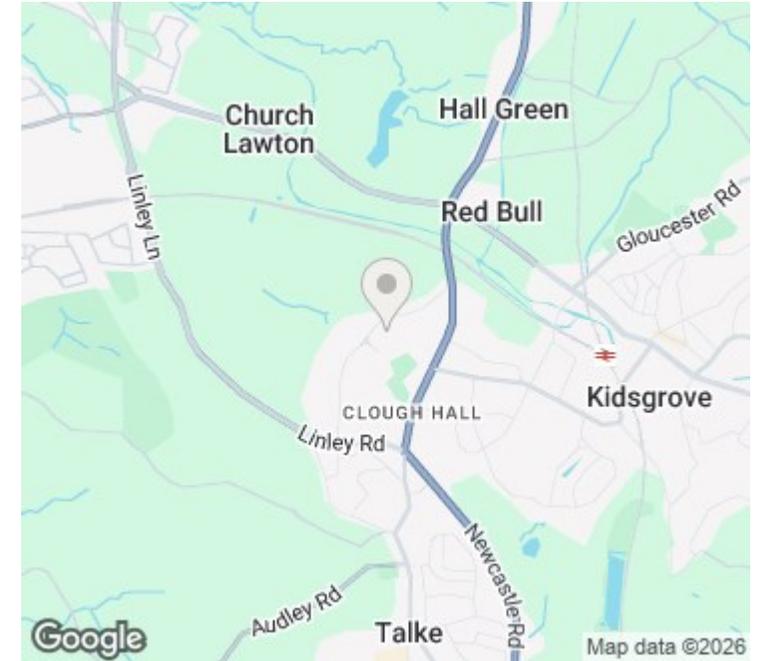


# Floorplans



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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# Area Map



# EPC Rating

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

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