



71 St. Martins Road

ST7 1QS

Offers In The Region Of £325,000



4



2



2



D



STEPHENSON BROWNE

SPACIOUS ACCOMMODATION

THROUGHOUT - RECENTLY REFITTED

KITCHEN- Nestled in popular location of Talke is this well-presented family home offers a perfect blend of comfort and convenience. With two generously sized bedrooms to the ground and first floor this property is ideal for families seeking ample living space. The two reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is room for everyone to enjoy.

The property boasts a well-appointed bathroom, catering to the needs of a busy household with an additional shower room to the first floor. The spacious accommodation throughout the house allows for a comfortable lifestyle, with plenty of room to personalise and make your own.

One of the standout features of this home is the generous rear garden, with a patio perfect for outside entertaining. A block paved driveway provides off road parking for a host of vehicles, leading to a detached single garage. The property is situated close to local schools, making it an excellent choice for families with children also having easy access to local amenities and transport links, including A500 & M6 along with Alsager & Newcastle towns.

Don't miss the opportunity to view this delightful home in Talke, to arrange your all important viewing, contact Stephenson Browne today!



Entrance Porch

uPVC panelled entrance door having double glazed frosted insets. Double glazed frosted window to the side elevation. Double glazed frosted door opening to:-

Entrance Hall

Doors to all rooms. Single panel radiator. Stairs to the first floor. Understairs storage cupboard.

Lounge

13'2" x 12'4"

Adam's style fireplace with marble effect hearth and living flame gas fire. Double glazed window to the front elevation. Single panel radiator.

Dining Room

12'5" x 7'7"

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

Bedroom Four

9'10" x 11'9"

Single panel radiator. Double glazed French doors opening to the rear garden. TV aerial point.

Bedroom One

11'10" x 11'5"

Single panel radiator. Double glazed window to the front elevation. Range of fitted bedroom furniture having hanging rail and shelving.

Family Bathroom

8'1" x 7'10"

Four piece suite comprising of a low level WC, bidet, pedestal wash hand basin and a P-shaped bath with mixer tap and shower attachment over. Heated towel rail. Tiled walls. Double glazed frosted window to the rear elevation.

Kitchen/Breakfast Room

12'10" x 12'3"

A range of wall, base and drawer units with oak work surfaces over incorporating a single drainer sink unit with mixer tap. Integrated induction hob, oven and microwave. Integrated fridge freezer. Integrated dishwasher. Double glazed window to the rear elevation. Velux skylight. Double panel radiator.

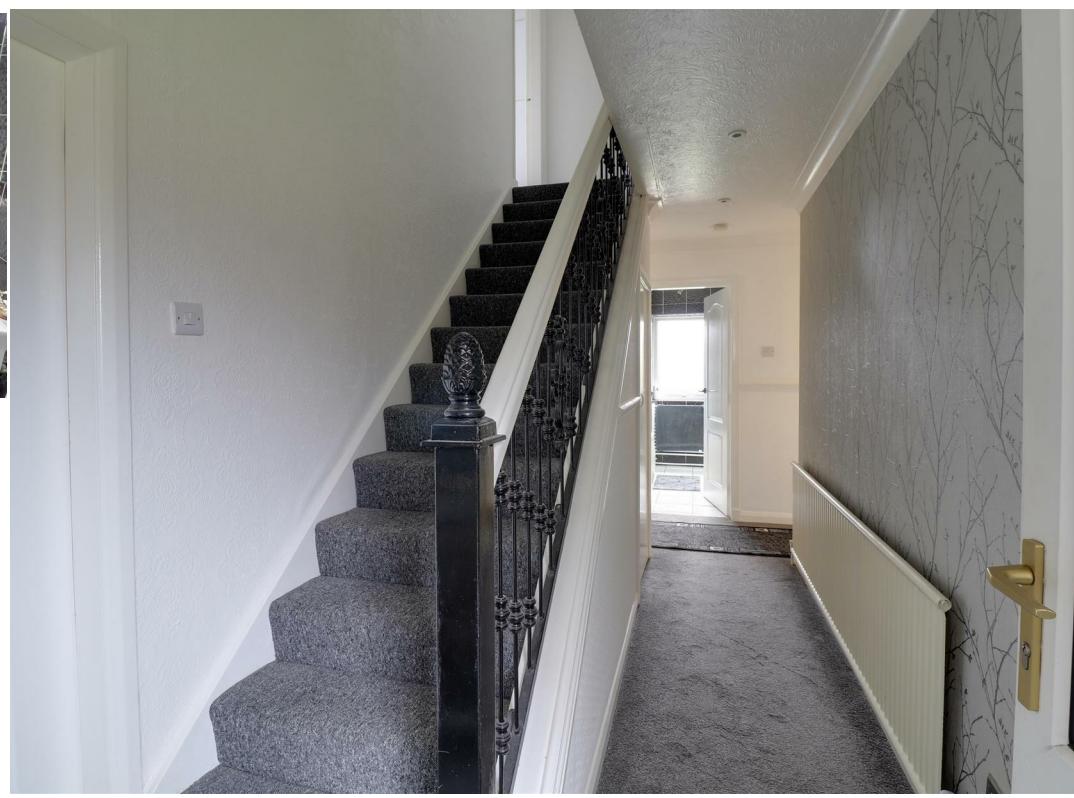
Conservatory

6'3" x 7'11"

Double glazed windows to the side and rear elevation. Double glazed frosted opening the side elevation. Double glazed door opening to the rear garden. Space and plumbing for the washing machine.

First Floor Landing

Storage cupboard. Doors to all rooms.



Bedroom Two

11'5" x 13'11"

Double glazed window to the front elevation. Single panel radiator. Door into eaves storage. Fitted bedroom furniture having hanging rails, shelving and drawers.

Bedroom Three

12'4" x 13'1"

Single panel radiator. Double glazed window to the front elevation. Doors into eaves storage. Storage cupboard housing the hot water cylinder.

Shower Room

3'10" x 6'4"

Double glazed frosted window to the rear elevation. Three piece suite comprising of a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a corner shower cubicle with electric shower over.

Detached Garage

9'2" x 20'3"

Double glazed windows to the side and rear elevations. Up and over door to the front. Power and lighting. Wood panelled door to the rear.

Externally

The front of the property is mainly laid to lawn with a block paved driveway leading down the side of the property to a detached garage, providing ample off road parking for numerous vehicles. Walled boundaries. Access gate leading to the rear garden. The property is positioned on a generous plot with the rear of the property being mainly laid to lawn, with a paved patio area providing ample space for garden furniture and outside entertaining. A decked area provides further space for outside seating. Fenced and hedged boundaries.

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.

Council Tax Band

The council tax band for this property is C.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

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



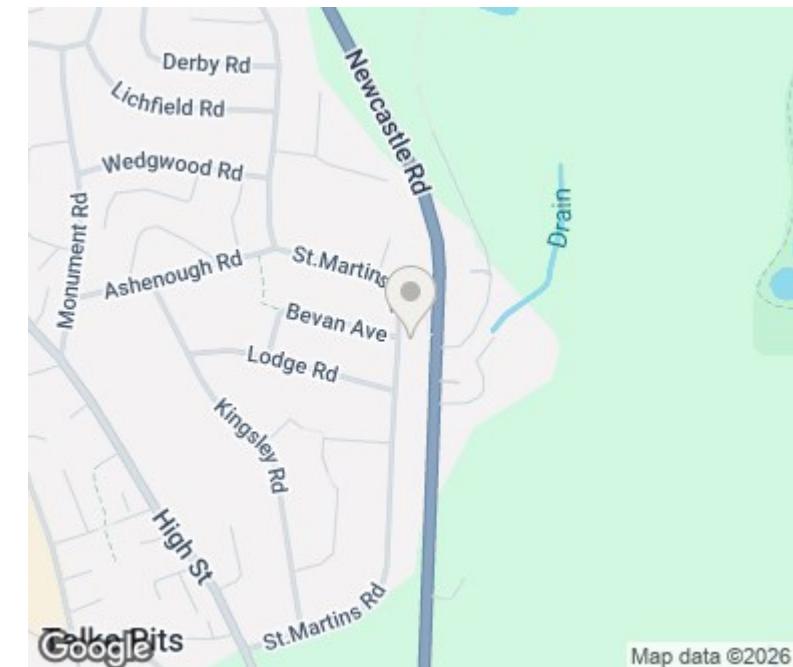
monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 item; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64