



STEPHENSON BROWNE

Ryder Grove, Talke, Stoke-On-Trent

ST7 1GF



£280,000

Description

A four-bedroom DETACHED family home offered for sale with NO ONWARD CHAIN, overlooking a play area to the front of the property and benefitting from views towards Mow Cop from the rear!

An excellent opportunity to purchase a spacious family home occupying a 'tucked away' position on Ryder Grove, featuring a detached single garage and well-proportioned rooms throughout.

An entrance hallway leads to the spacious lounge, a downstairs W/C and the kitchen diner, which in turn accesses the utility room and includes French doors which open onto the rear garden. Upstairs are four bedrooms and a family bathroom, with the principal bedroom benefitting from an en-suite shower room and fitted wardrobes.

Off-road parking is provided via a tarmac driveway and a detached brick-built single garage, whilst the landscaped rear garden features lawned and patio areas with mature shrubs and a delightful seating area.

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 Reginald 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 well-proportioned family home which is offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

Composite front door, laminate flooring, two ceiling light points, radiator, storage cupboard.

Downstairs W/C

5'4" x 4'0"

Tiled flooring, ceiling light point, radiator, W?C, pedestal wash basin, tiled splashback.

Lounge

14'7" x 10'8"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

Kitchen/Diner

17'5" x 11'0"

Tiled flooring, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, radiator, one and a half bowl stainless steel sink with drainer, integrated oven, gas hobs, dishwasher, space for a fridge/freezer, wall and base units, combi gas central heating boiler.

Utility Room

4'0" x 3'11"

Minimum measurements - Tiled flooring, ceiling light point, space for washing machine, wall and base units, work surface above.

Landing

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

Bedroom One

12'4" x 10'4"

Fitted carpet, UPVC double glazed window with views towards Mow Cop, ceiling light point, radiator, fitted wardrobe.

En-Suite Shower Room

6'7" x 3'10"

Tiled flooring, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, shower cubicle.

Bedroom Two

10'10" x 10'4"

Fitted carpet, UPVC double glazed window with views overlooking play area to the front aspect, ceiling light point, radiator.



Bedroom Three

10'9" x 6'10"

Maximum measurements - Fitted carpet, UPVC double glazed window with views towards Mow Cop to the rear, ceiling light point, radiator.

Bedroom Four

7'2" x 6'10"

Fitted carpet, UPVC double glazed window with views overlooking the play area to the front aspect, ceiling light point, radiator.

Bathroom

6'7" x 6'11"

Tiled flooring, radiator, ceiling light point, part tiled walls, W/C. pedestal wash basin, walk-in shower.

Outside

The property features a gravelled frontage with mature shrubs, and a tarmac driveway to the side of the property. The landscaped rear garden features patio and lawned areas with border shrubs and a seating area.

Garage

A brick-built single detached garage with Up and Over garage door.

Council Tax Band

The council tax band for this property is D.

Freehold Tenure & Charges

Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance for the development of £129.11 per annum. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

NB: Copyright

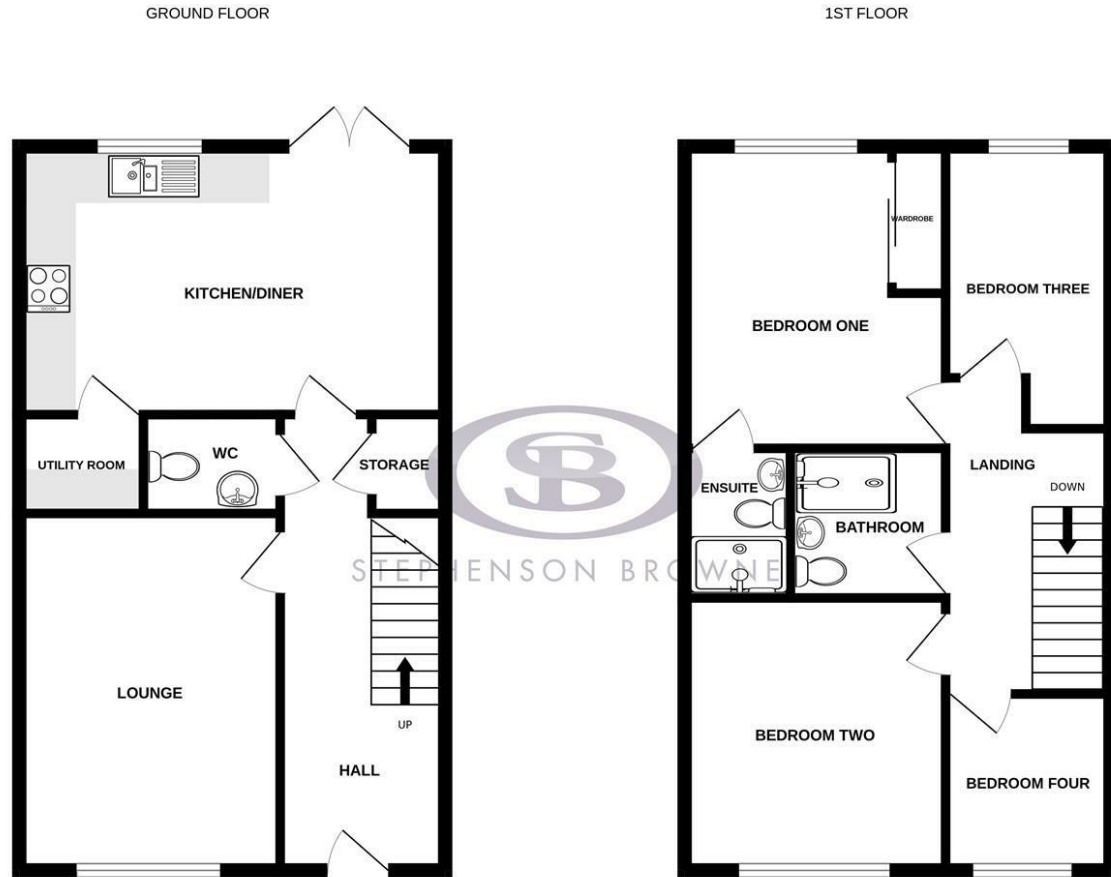
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Alsager AML Disclosure

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.

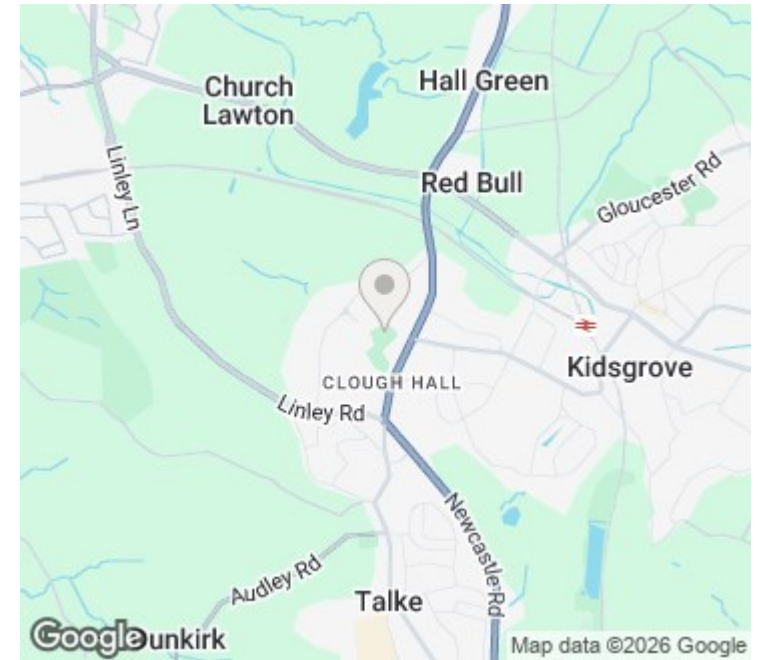


Floorplans



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



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		88	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	88	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.

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

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