



## 16 Browning Grove

ST7 1PD

Offers Over £230,000



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STEPHENSON BROWNE

LARGER THAN AVERAGE GARDEN! A superb opportunity to purchase a three-bedroom semi-detached home in a cul-de-sac position with a Conservatory to the rear, which benefits from a sizeable plot and features a generous south-facing rear garden!

An entrance hallway leads to the lounge, with a kitchen/diner to the rear which opens into the Conservatory which completes the ground floor. Upstairs, there are three bedrooms and the family bathroom, with the second bedroom enjoying far-reaching views over Cheshire to the rear.

Thanks to the larger than average plot, the property benefits from a sizeable full-width brick-paved driveway which offers off-road parking for multiple vehicles. The real surprise here is the back garden, which features decked and lawned areas with mature border shrubs and storage sheds. An ideal size for families and also fully enclosed, this garden creates an ideal space for little ones to play and enjoy their outside space!

Browning Grove is a cul-de-sac within Talke, with fantastic links to commuting routes such as the A34, A500 and M6. Several schools are also nearby, including St Saviours C of E Academy, The Reginald Mitchell Primary School and The Kings C of E Academy.

An ideal family home or first time buy, with a very generous garden, which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



## Entrance Hall

UPVC double glazed front door, fitted mat carpet, downlights.

## Lounge

15'5" x 11'2"

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

## Kitchen/Diner

14'5" x 8'3"

Tiled flooring, UPVC double glazed window, two ceiling light points, stainless steel sink with drainer, integrated oven, hobs, cooker hood, dishwasher, fridge/freezer, space and plumbing for appliances, wall and base units providing storage. Opening into;

## Conservatory

13'3" x 8'10"

Tiled flooring, UPVC double glazed windows and French doors, ceiling light point, radiator.

## Landing

Fitted carpet, UPVC double glazed window, ceiling light point, loft access, storage cupboard.

## Bedroom One

11'8" x 7'11"

Minimum measurements to Fitted Wardrobes -  
Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

## Bedroom Two

10'1" x 7'11"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, views over Cheshire to the rear.

## Bedroom Three

6'9" x 6'1"

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

## Bathroom

6'0" x 5'11"

Vinyl laminate effect flooring, ceiling light point, ceiling light point, chrome towel radiator, tiled walls, UPVC double glazed window, W/C, pedestal wash basin, bath with overhead shower.

## Outside

To the front of the property is a full-width brick paved driveway providing ample off-road parking for multiple vehicles, with gated side access to the garden. The gorgeous south-facing rear garden is much larger than you may expect, featuring a brick-paved patio, decked seating area, a well-proportioned lawn, mature border shrubs and useful storage sheds.



## **Council Tax Band**

The council tax band for this property is A.

## **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**

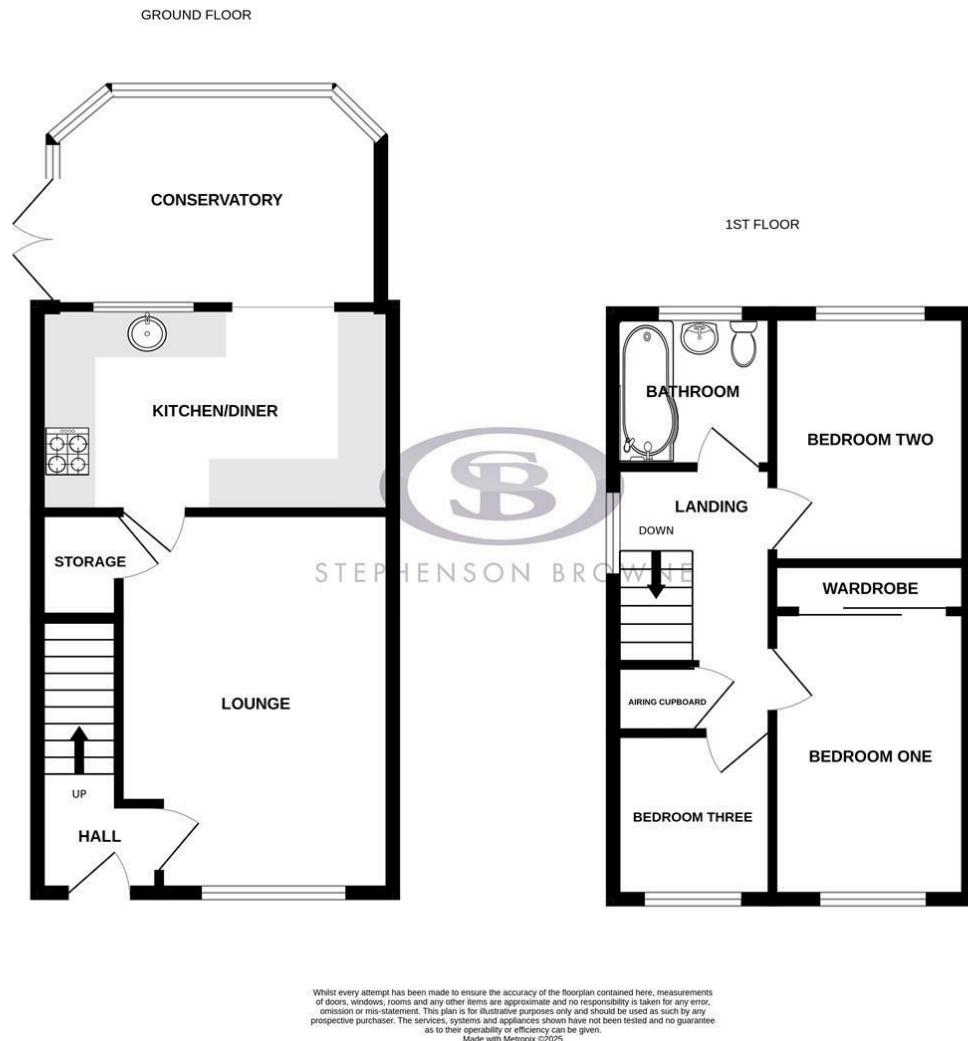
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## **Alsager AML Disclosure**

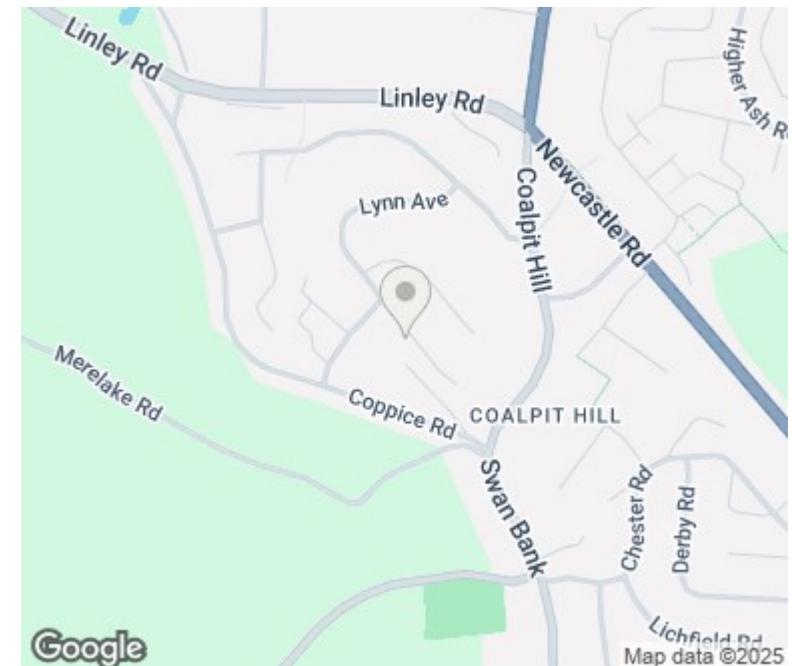
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## Floor Plan



## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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