



## 16 Browning Grove

ST7 1PD

**Offers Over £230,000**



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STEPHENSON BROWNE



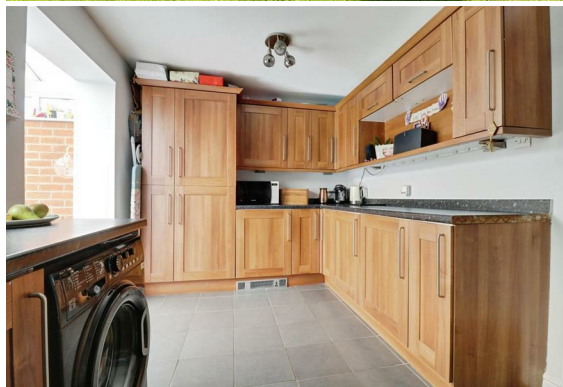
**LARGER THAN AVERAGE GARDEN!** A superb opportunity to purchase a three-bedroom semi-detached home in a cul-de-sac position with a Conservatory to the rear, which benefits from a sizeable plot and features a generous south-facing rear garden!

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**

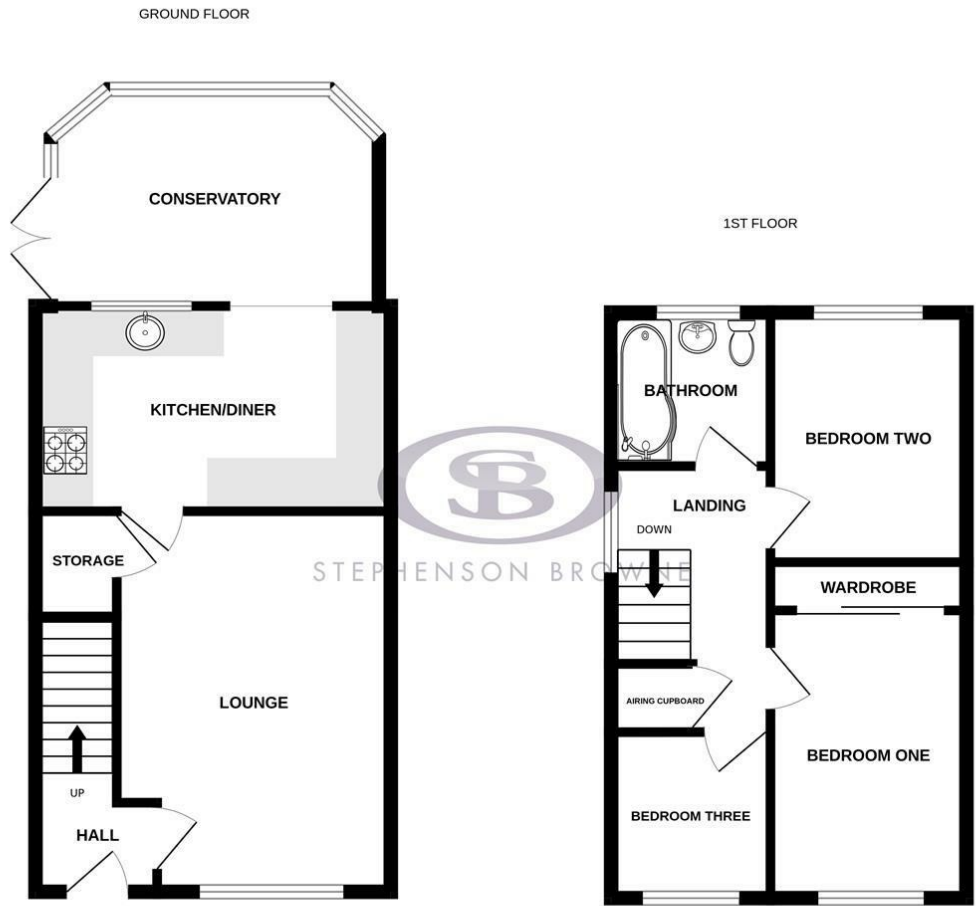
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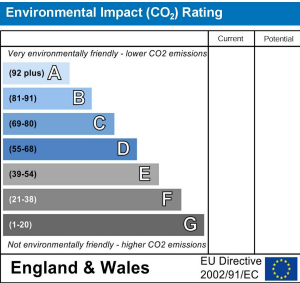
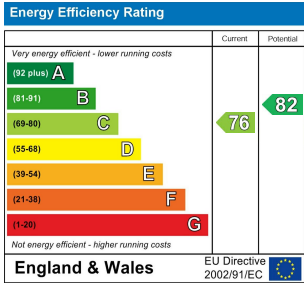
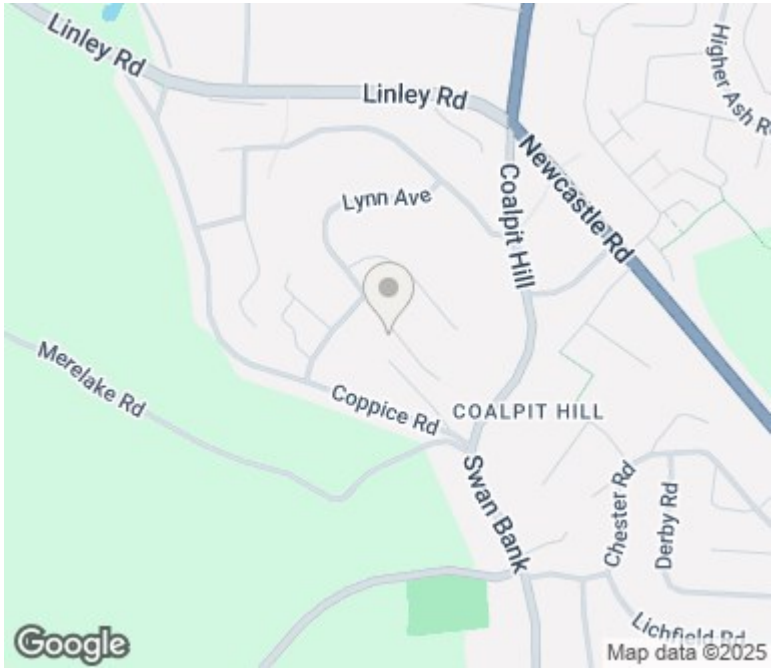


Floor Plan



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



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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