



**35 Lichfield Road**

ST7 1SQ

**£180,000**



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STEPHENSON BROWNE



A three bedroom semi-detached home offered for sale with no onward chain, which would make an ideal first time buy! Benefiting from an excellent position within Talke, the property would make an ideal family home with ample scope and potential!

An entrance porch (with space for appliances) and entrance hallway leads to a spacious lounge, which opens into the dining room, with a full-width kitchen offering excellent living space. Upstairs there are three bedrooms (two generous double rooms and one single), as well as a family shower room.

Off road parking for several vehicles is provided via a paved driveway, with a mostly lawned front garden featuring mature shrubs, whilst the rear garden features patio and lawned areas. The garage shown in the photos is in very poor condition and is due to be demolished shortly by our sellers, and will be removed prior to completion.

Situated on Lichfield Road in Talke, this property is ideally placed for commuting links such as the A34, A500 and M6, whilst schools such as Springhead Community Primary School and St Saviours C of E Academy are also nearby.

Please contact Stephenson Browne to arrange your viewing!





### **Entrance Porch**

UPVC double glazed front door and windows, wall light point, tiled flooring, space and sockets for appliances, access to both the kitchen and the entrance hallway.

### **Entrance Hall**

UPVC double glazed door providing access from the Porch, fitted carpet, ceiling light point, radiator.

### **Lounge**

14'7" x 11'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, opening into;

### **Dining Room**

8'7" x 8'1"

Minimum measurements - Fitted carpet, ceiling light point, radiator, frosted glass window to the entrance hall, under stairs storage cupboard.

### **Kitchen/Diner**

11'10" x 9'3"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, integrated oven, gas hobs, cooker hood, tiled splashback, one and a half bowl sink with drainer, space and plumbing for appliances, wall and base units providing storage.

### **Landing**

Fitted carpet, ceiling light point, loft access.

### **Bedroom One**

11'11" x 10'5"

Laminate flooring, UPVC double glazed windows with views towards Mow Cop Castle, ceiling light point, radiator.

### **Bedroom Two**

11'11" x 9'2"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Three**

8'6" x 5'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Shower Room**

8'6" x 5'10"

Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, radiator, tiled walls, storage cupboard, W/C, pedestal wash basin, shower cubicle.





### **Outside**

To front of the property is a lawned garden with mature shrubs, alongside a paved driveway which extends to the side of the property. The rear garden features patio and lawned areas. PLEASE NOTE - The garage shown in the pictures is in very poor condition, and is shortly due to be demolished by the current owners, and will be removed prior to completion.

### **Council Tax Band**

The council tax band for this property is B.

### **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**

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



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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