



## 15 Browning Grove

ST7 1PD

£200,000



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STEPHENSON BROWNE

A well presented three bedroom semi-detached home with a garage and having an extended kitchen.

An excellent opportunity to purchase a three bedroom semi detached home which would be an ideal first time buy or family home, which benefits from far-reaching views from the principal bedroom looking towards Cheshire to the front aspect! With the property sitting in an elevation position on the road, further views can be enjoyed walking down the road.

An entrance porch leads to a generous lounge, which opens into a spacious dining room having space for a sofa, leading to the kitchen. To the first floor are three bedrooms and a family bathroom.

Ample off road parking is provided via a Tarmac driveway, with a brick-built garage providing further parking/storage space. The rear garden features tiered lawned and decked areas having ample space for outside entertaining.

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 which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

#### Entrance Porch

Composite entrance door having double glazed frosted inserts. Storage cupboard. Door into:-

#### Lounge

14'6" x 15'6" (4.433 x 4.730)

Double glazed bay window to the front elevation. Double panel radiator. TV aerial point. Telephone point. Gas fire with marble effect hearth and wood mantle. Storage cupboard. Stairs to the first floor.

#### Dining Room

8'3" x 14'5" (2.516 x 4.410)

Double glazed window to the rear elevation. Double panel radiator. Opening into:-

#### Kitchen

7'0" x 11'2" (2.150 x 3.406)

Double glazed windows to the side and rear elevations. Range of wall, base and drawer units with roll top work surfaces over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap. Integrated double oven with gas hob and extractor canopy over. Space for washing machine. Integrated dishwasher. Integrated undercounter fridge. uPVC panelled door with double glazed inserts opening to the rear garden.





### First Floor Landing

Doors to all rooms. Double glazed window to the side elevation. Loft access point.

### Principal Bedroom

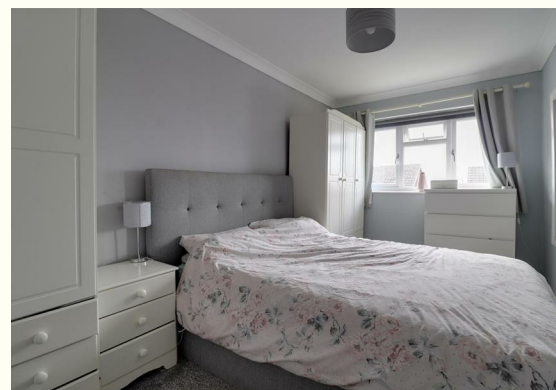
8'0" x 14'0" (2.445 x 4.274)

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

### Bedroom Two

7'11" x 10'2" (2.425 x 3.104)

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



### Bedroom Three

6'1" x 6'10" (1.872 x 2.093)

Double glazed window to the front elevation. Single panel radiator. Storage cupboard having hanging rail and shelving.

### Family Bathroom

6'1" x 6'0" (1.870 x 1.833)

Three piece suite comprising a low level wc with push button, pedestal wash hand basin with mixer tap and a P-shaped bath with mixer tap and electric shower over. Fully tiled walls. Heated towel rail. Double glazed frosted window to the rear elevation.

### Externally

The property is approached by a Tarmac driveway leading down the side of the property providing ample parking for numerous vehicles, leading to a detached garage. Front garden is mainly laid to lawn with a paved pathway to the front door. Split level rear garden having raised decked area providing ample space for garden furniture. Raised lawned area having borders housing a variety of trees, shrubs and plants. Fenced boundaries. Outside tap.

### Detached Garage

8'10" x 16'1" (2.705 x 4.907)

Up and over door to the front. Courtesy door to the side. Double glazed window to the side elevation. Power and lighting.

### 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

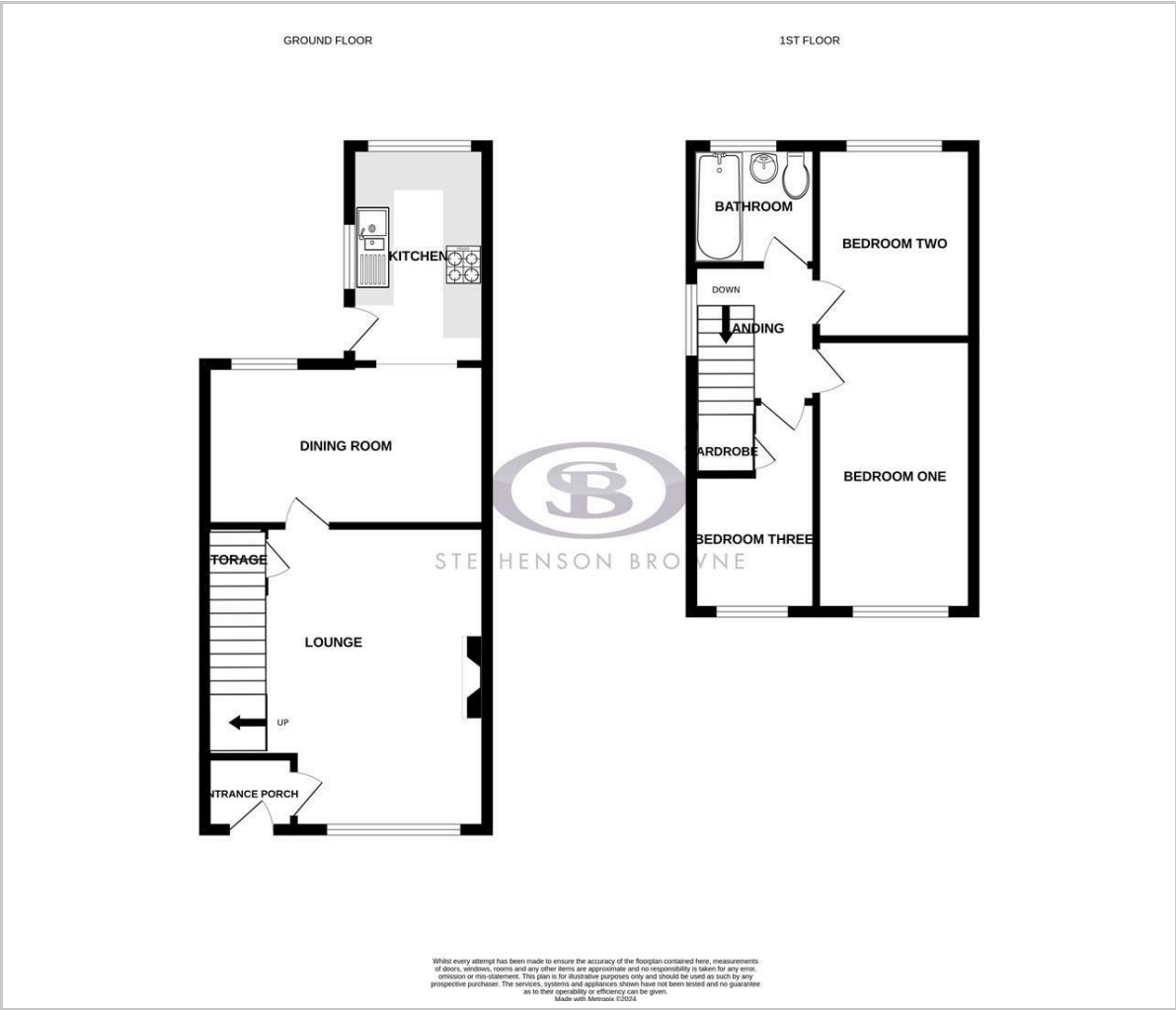
The council tax band for this property is B.

### NB: Copyright

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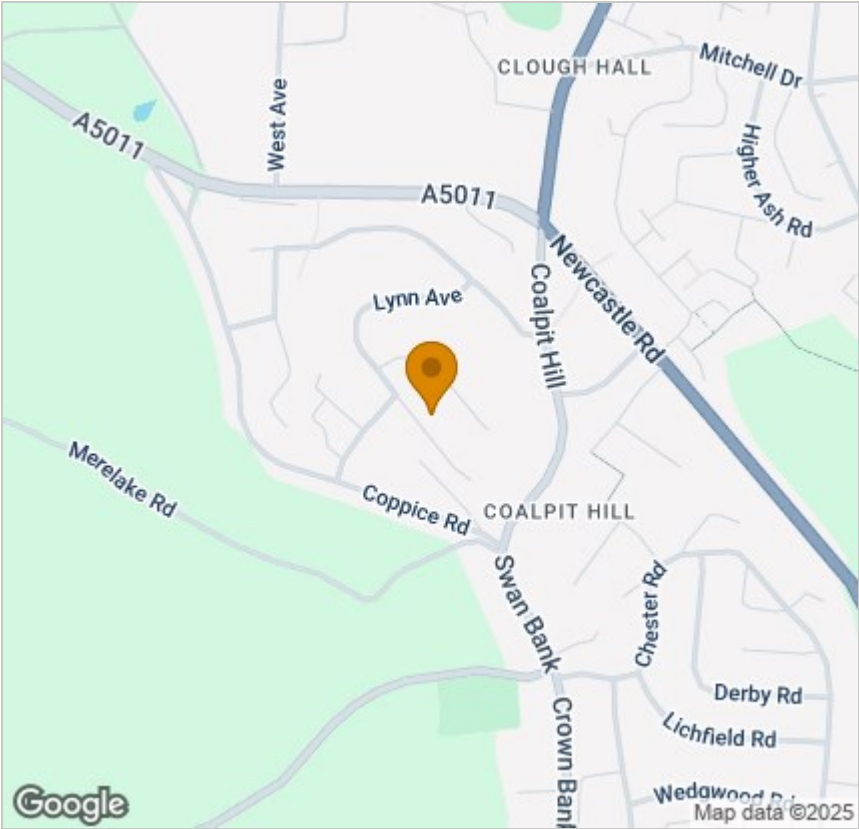
Floor Plan



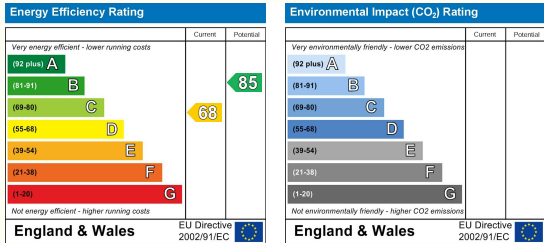
Viewing

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

Area Map



Energy Efficiency Graph



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