



**15 Crown Bank**

ST7 1PT

**Offers Over £230,000**



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1



2



C



STEPHENSON BROWNE



A very well-proportioned three bedroom detached family home in Talke with a Conservatory to the rear, offered for sale with no onward chain!

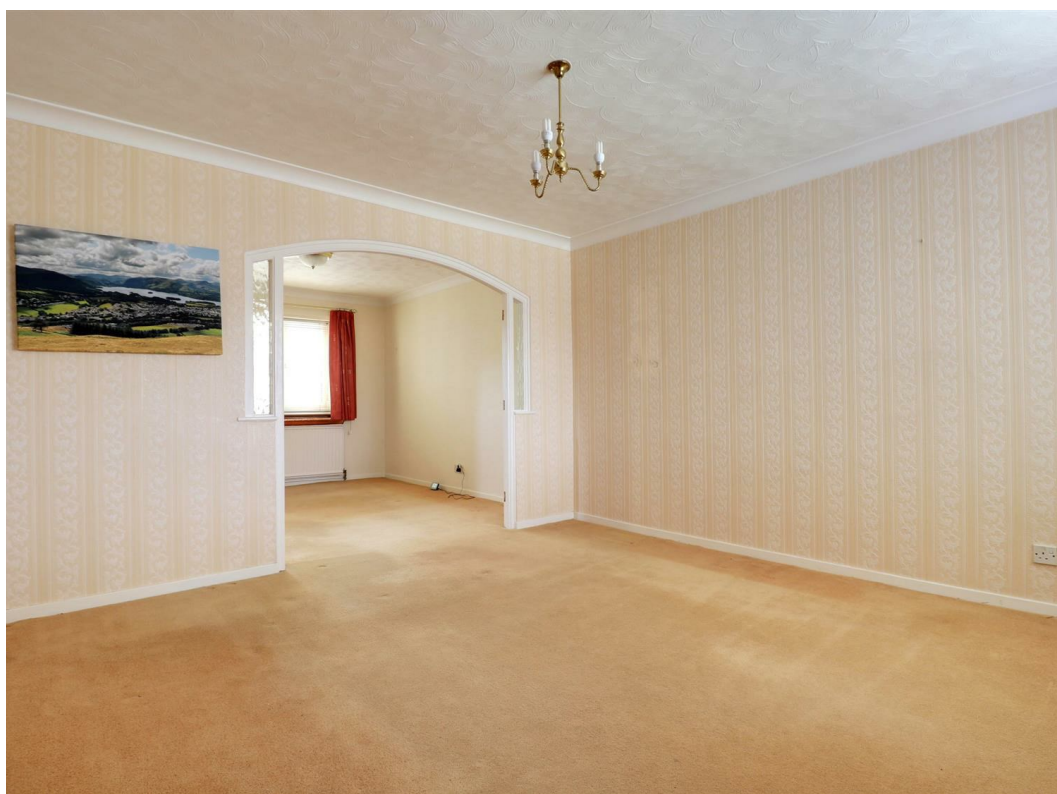
'Deceptively spacious' is a phrase quite often thrown around in property descriptions, but this couldn't be more accurate for this superb family home on Crown Bank!

An entrance hallway leads to a lounge, which opens into a dining room accessing the kitchen, with a further inner hall space and downstairs W/C. To the rear of the property is an almost full-width Conservatory, currently used as a second reception room but given the access from the kitchen, could be used as a further dining area. To the first floor are three very generous bedrooms, two of which feature fitted wardrobes, whilst the family bathroom comprises a W/C, wash basin, corner bath and a separate shower cubicle.

Set back from the road in a slightly elevated position, the property has an ample frontage which comprises a tarmacadam driveway providing off-road parking for several vehicles, and a lawned garden. Further storage space is also provided via the garage. To the rear of the property, the garden benefits from patio and lawned areas with mature border shrubs, offering an excellent degree of privacy.

Crown Bank is a popular location within Talke, close to several commuting routes including the A34, A500 and M6, whilst the wealth of amenities within Newcastle-under-Lyme, Alsager and Kidsgrove are only a short distance away. Schools such as Springhead Community Primary School and St Saviour's C of E Academy are also within close proximity.

A fantastic family home offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

Composite front door, fitted carpet, radiator.

### **Lounge**

12'6" x 11'10"

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

### **Dining Room**

11'3" x 9'8"

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

### **Kitchen**

9'11" x 8'1"

Vinyl tile effect flooring, UPVC double glazed window and door leading to the Conservatory, downlights, radiator, one and a half bowl sink with drainer, wall and base units, space and plumbing for appliances, integrated oven and gas hobs.

### **Inner Hall**

Vinyl tile effect flooring, space for coats etc.

### **Downstairs W/C**

Vinyl tile effect flooring, downlight, W/C, wash basin, tiled walls.

### **Conservatory**

16'4" x 9'1"

Maximum measurements - UPVC double glazed windows and French doors, ceiling light point, radiator, Baxi combi boiler.

### **Landing**

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

### **Bedroom One**

14'6" x 8'8"

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

### **Bedroom Two**

11'11" x 9'5"

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

### **Bedroom Three**

9'5" x 7'10"

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





### **Bathroom**

7'11" x 7'11"

Vinyl tile effect flooring, tiled walls, UPVC double glazed window, downlights, chrome towel radiator, W/C, wash basin with vanity unit, corner bath, separate shower cubicle.

### **Outside**

To the front of the property is a generous frontage with a tarmacadam driveway for several vehicles and a lawned garden, whilst the rear garden features patio and lawned areas with mature border shrubs.

### **Garage**

13'2" x 8'0"

Up and over garage door, ceiling strip light.

### **Council Tax Band**

The council tax band for this property is C.

### **NB: Tenure**

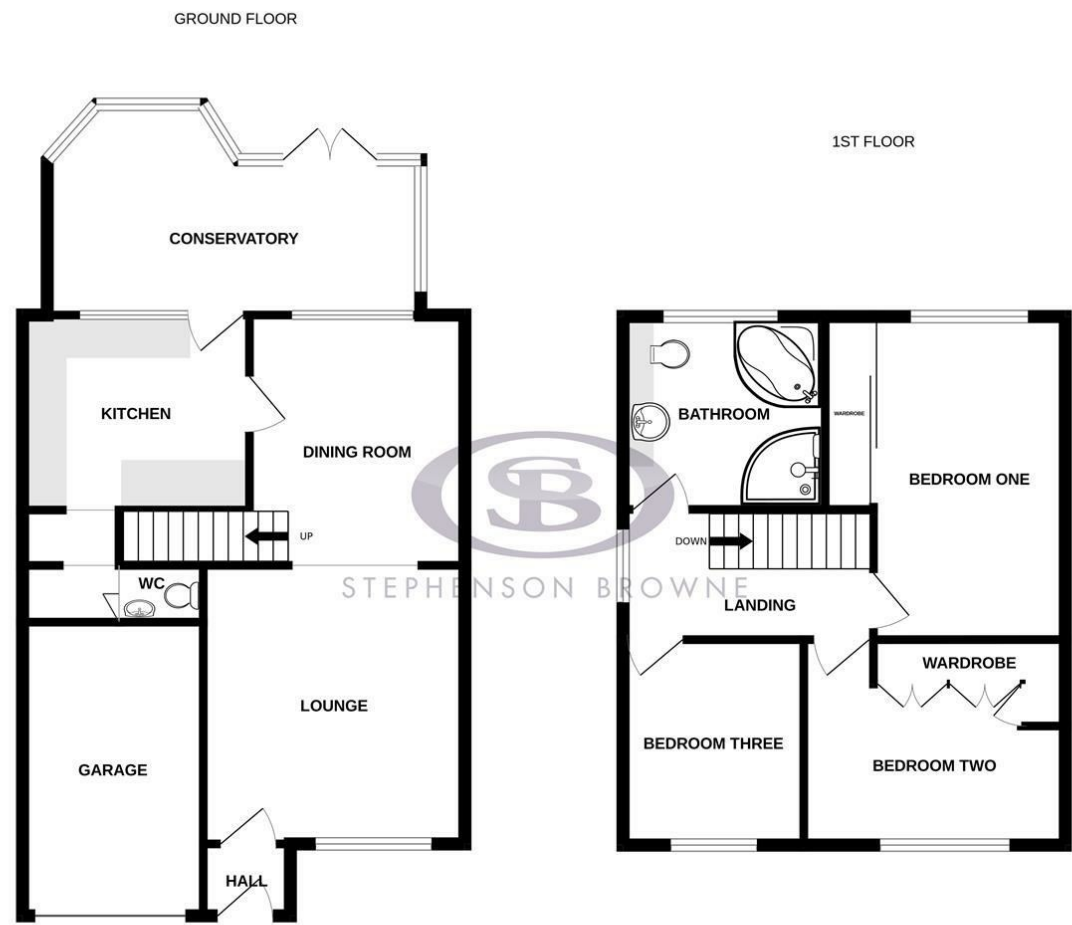
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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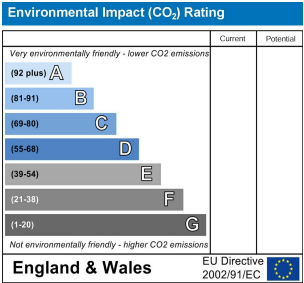
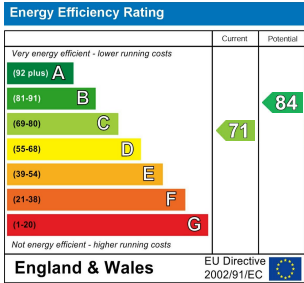


Floor Plan



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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