



49 Talke Road
ST7 2PW
£265,000



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STEPHENSON BROWNE

A simply stunning EXTENDED three bedroom semi-detached family home in a popular area, featuring three bathrooms, two reception rooms and a gorgeous open-plan kitchen/diner with a central island and breakfast bar!

This sensational home has been extended to the ground floor to create a fantastic living area, with a very useful layout offering the best of contemporary living and ideal for families!

Having been completely renovated in recent years and a real credit to the current owners, this beautiful family home is offered for sale with no onward chain and is not one to be missed.

An entrance hallway leads to the lounge and the sensational kitchen/diner, with a ground floor shower room/utility room and a study/playroom completing the ground floor. Upstairs, there are three bedrooms and a family bathroom, with the principal bedroom benefiting from an en-suite shower room.

Off-road parking is provided via a gravelled driveway, whilst the deceptively large rear garden features lawned and patio areas - fully enclosed and offering a good degree of privacy with an aspect onto greenery to the rear, this garden is perfect for families with children and/or pets!

Situated on Talke Road, the property is ideally placed for Alsager railway station, with easy access to the wealth of amenities within Alsager town centre. Schools such as Excalibur Primary School and St Gabriel's RC Primary School are within close proximity, whilst commuting links such as the A500 and M6 are within easy reach. If you're a keen golfer, Alsager Golf & Country club is also nearby.

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



Entrance Hall

Composite front door, feature tiled flooring, two ceiling light points, radiator.

Lounge

11'11" x 10'10"

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

Inner Hall

Ceiling light point, Karndean flooring.

Shower/Utility Room

7'4" x 5'3"

Karndean flooring, downlights, radiator, part tiled walls, extractor fan, W/C, wash basin with vanity unit, shower cubicle, space and plumbing for a washer and dryer, Worcester gas central heating boiler.

Kitchen/Diner

18'11" x 14'0"

Maximum measurements - Karndean flooring, two ceiling light points and downlights, radiator, two Velux skylight windows, UPVC double glazed rear door leading to the rear garden, wall and base units providing ample storage, central island with breakfast bar, Belfast-style porcelain sink, integrated hobs, double oven, dishwasher, space for an American-style fridge/freezer, dining space.



Study/Playroom

10'1" x 7'10"

A versatile space which could suit a variety of uses as an additional bedroom, playroom, snug or study - Karndean flooring, two UPVC double glazed windows, ceiling light point, radiator.

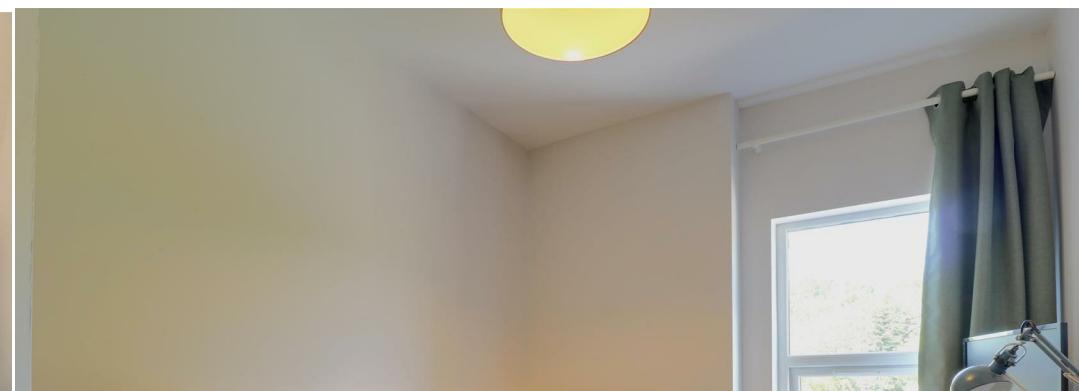
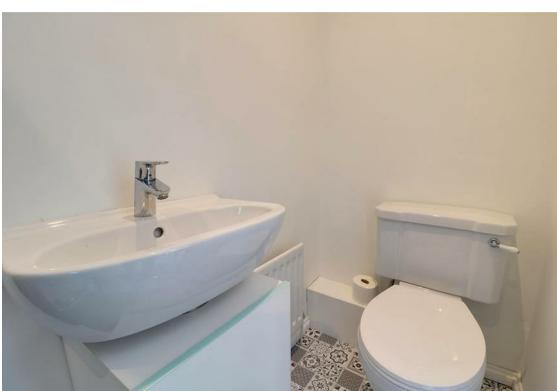
Landing

A galleried landing with fitted carpet, ceiling light point, radiator and loft access.

Bedroom One

11'11" x 10'11"

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator.



En-Suite Shower Room

8'7" x 3'2"

Vinyl tile effect flooring, downlights, extractor fan, part tiled walls, W/C, wash basin, shower cubicle.



Bedroom Two

10'10" x 7'11"

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



Bedroom Three

8'8" x 7'8"

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

Bathroom

8'8" x 8'1"

Maximum measurements (L-Shaped Room) - Laminate flooring, UPVC double glazed window, downlights, feature towel radiator, W/C, pedestal wash basin, free-standing bath.

Outside

To the front of the property is a graveled driveway with a border hedge, whilst the fully enclosed rear garden features patio and lawned areas with mature shrubs and border hedges, with greenery to the rear - offering an excellent degree of privacy.

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.

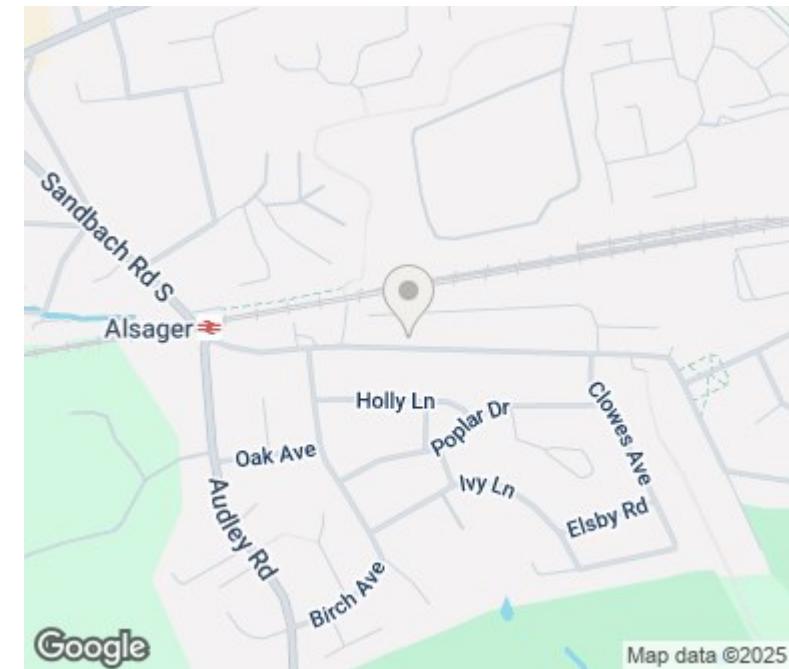


Floor Plan



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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