



**64 Talke Road**  
ST7 2PW  
**£210,000**



3



1



2



C



STEPHENSON BROWNE



An extended three bedroom semi-detached home with a driveway and garage, offered for sale with no onward chain! A fantastic opportunity for first time buyers or families to purchase a traditional, bay-fronted semi-detached home in a very convenient location close to Alsager train station and town centre.

An entrance hallway leads to the downstairs WC, 24 feet long lounge and the kitchen, which opens into a separate dining area. Upstairs there are three bedrooms (two spacious doubles and a box room) and a modern shower room.

Ample off-road parking for multiple vehicles is provided via the driveway and single detached garage, whilst the rear garden features patio and lawned areas and creates an ideal setting to enjoy the best of the summer weather!

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.

An ideal first time buy in a very convenient location, please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

UPVC double glazed front door, fitted carpet, ceiling light point, radiator, under stairs storage cupboard.

### **Downstairs W/C**

Laminate flooring, UPVC double glazed window, ceiling light point, W/C, wash basin.

### **Lounge**

24'3" x 10'9"

Fitted carpet, UPVC double glazed bay window, two ceiling light points, radiator, gas fire, double doors opening into the Dining area.

### **Kitchen**

17'4" x 5'11"

Tiled flooring, UPVC double glazed window and rear door, ceiling light point, radiator, one and a half bowl sink with drainer, wall and base units, tiled splashback, space and plumbing for appliances, opening into;

### **Dining Area**

10'10" x 7'11"

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

### **Landing**

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

### **Bedroom One**

12'0" x 9'6"

Minimum measurement to Fitted wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Two**

11'10" x 9'9"

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

### **Bedroom Three**

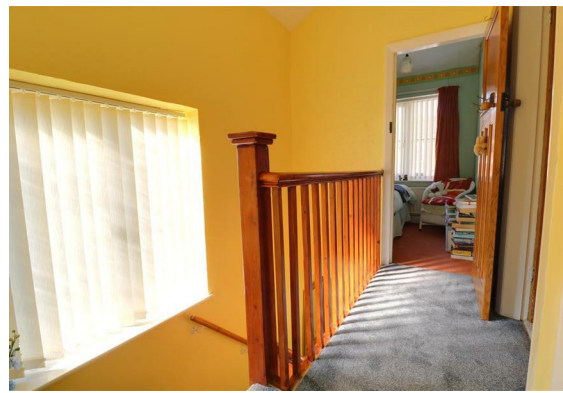
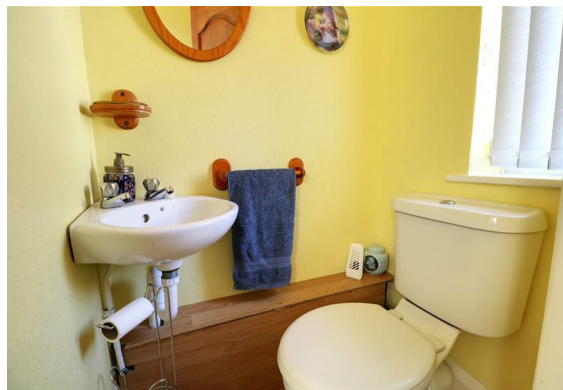
6'9" x 5'11"

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

### **Shower Room**

8'2" x 5'9"

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





### **Outside**

To the front of the property is a paved driveway with a lawned garden and mature border shrubs, whilst the rear garden features patio and lawned areas with border hedges and mature shrubs.

### **Garage**

16'0" x 7'10"

A detached single garage with double doors.

### **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**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

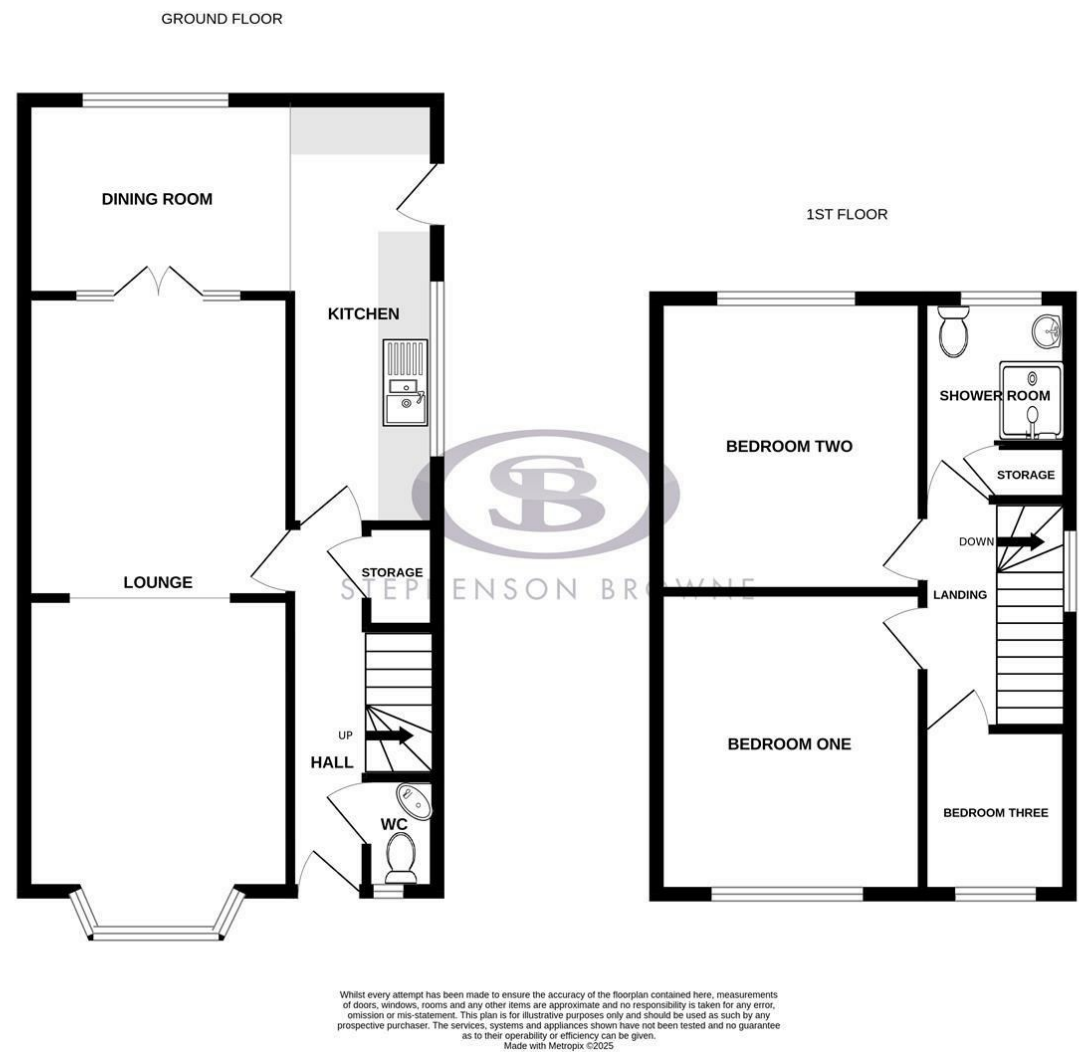
### **Alsager AML Disclosure**

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.

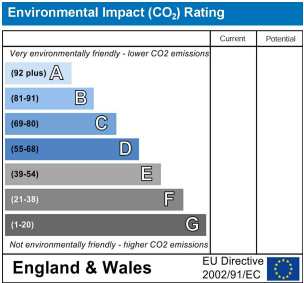
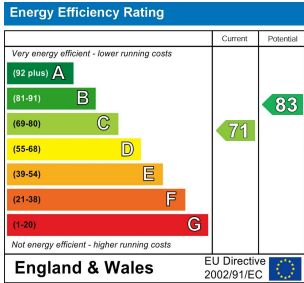




Floor Plan



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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW  
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk