



**62 Chapel Street**  
ST7 1NN  
**£145,000**



STEPHENSON BROWNE

A recently refurbished end-terraced home with THREE BEDROOMS and a garden to the rear, offered for sale with no onward chain and ideal for first time buyers!

A fantastic opportunity to purchase a spacious end-terraced home in a very convenient location, which is ready to move into!

A sizeable lounge leads into a well-proportioned kitchen/diner, which benefits from newly installed French doors leading to the rear garden, with a utility space and a recently fitted bathroom completing the ground floor. To the first floor are three generous bedrooms, ideal for families. The real surprise here is the garden to the rear, which is larger than you may expect with lawned and patio areas, with access from the front of the property via a passageway.

The property is located on Chapel Street, just off the A34 Congleton Road in Talke, offering exceptionally convenient access to commuting routes such as the A500 and M6. There are several schools nearby, including The Reginald Mitchell Primary School, St Saviours C of E Primary School and The Kings Church of England Academy. The wealth of amenities within Kidsgrove, Alsager and Talke itself are within easy reach, with leisure facilities at Kidsgrove Sports Centre and Clough Hall Park also nearby.

A fantastic home which would be ideal for those looking to get onto the property ladder and purchase a home which is most definitely ready to move into! Please contact Stephenson Browne to arrange your viewing.

#### **Lounge**

12'5" x 11'9" (3.790 x 3.603)

Composite front door, UPVC double glazed window, ceiling light point, radiator, laminate flooring.



#### **Kitchen/Diner**

12'5" x 11'9" (3.792 x 3.587)

UPVC double glazed French doors leading to the rear garden, laminate flooring, ceiling light point, radiator, under stairs storage cupboard, stainless steel sink with drainer, tiled splashback, space and plumbing for appliances, integrated oven oven and hobs.

#### **Utility Room**

6'6" x 3'4" (2.006 x 1.029)

Vinyl tile effect flooring, space and plumbing for appliances.



#### **Bathroom**

9'4" x 6'9" (2.848 x 2.064)

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, part tiled walls, W/C, pedestal wash basin, bath, combi boiler.



#### Landing

Fitted carpet, ceiling light point.

#### Bedroom One

12'6" x 11'10" (3.811 x 3.624)

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

#### Bedroom Two

11'10" x 9'3" (3.619 x 2.839)

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

#### Bedroom Three

13'1" x 6'9" (4.009 x 2.065)

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

#### Outside

A larger-than-average rear garden with a patio and lawn, offering an excellent space to enjoy the outdoors, with an alleyway for access from the front of the property.

#### Council Tax Band

The council tax band for this property is A.

#### 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

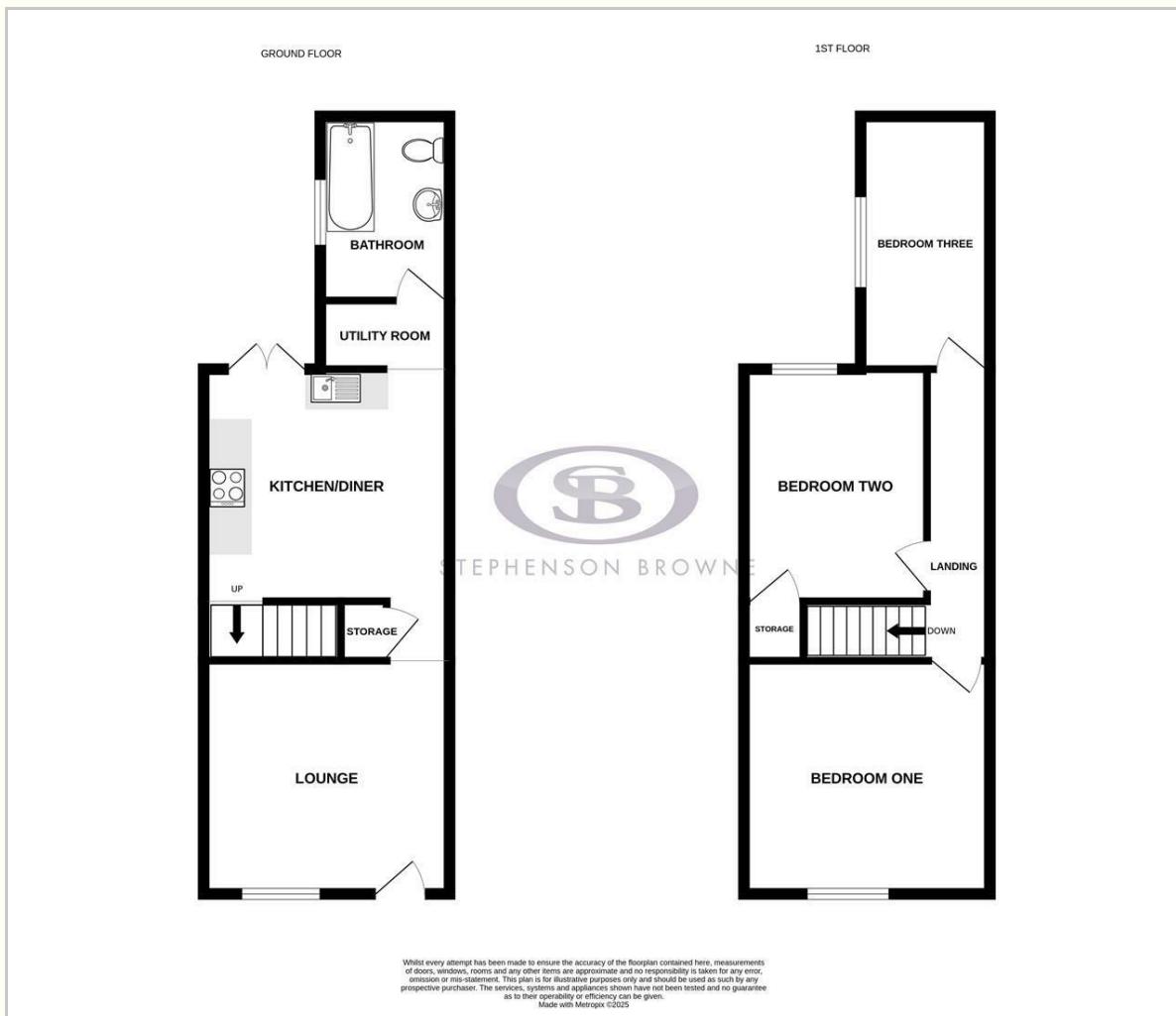
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#### Alsager AML Disclosure

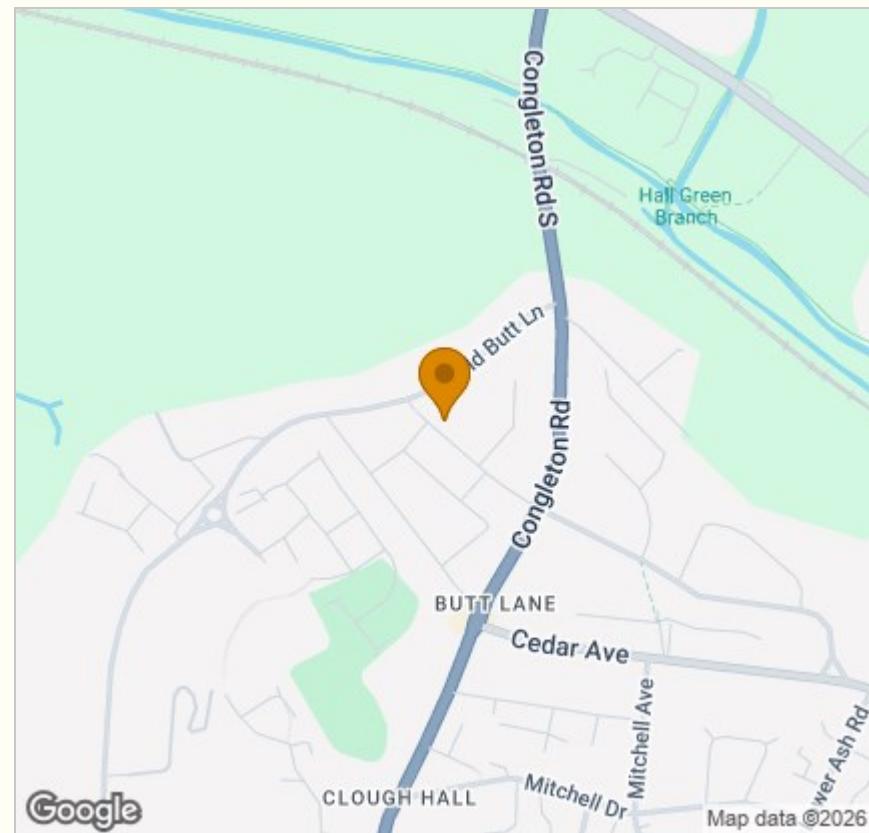
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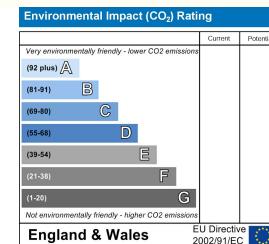
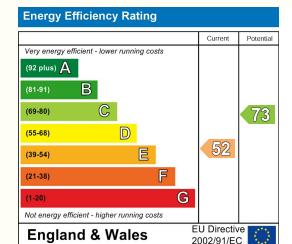
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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