



## 5 Browning Grove

ST7 1PD

Offers Over £200,000



3



1



2



D



STEPHENSON BROWNE



A well-presented three bedroom semi-detached home with a garage and conservatory to the rear!

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 master and third bedroom looking towards Cheshire to the front aspect!

An entrance hallway leads to a sizeable lounge, which opens into a spacious kitchen/diner, with a conservatory to the rear currently used as a dining room. To the first floor are three bedrooms and a family bathroom.

Ample off road parking is provided via a full-width brick paved driveway, with a brick-built garage providing further parking/storage space. The rear garden features lawned and patio areas with artificial turf, offering a good degree of privacy and a real suntrap!

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 Hall

Laminate flooring, UPVC double glazed front door, ceiling light point, coat cupboard/storage.

### Lounge

15'4" x 11'8" (4.692 x 3.563)

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, electric fire, double doors leading into;

### Kitchen/Diner

14'4" x 8'2" (4.385 x 2.503)

UPVC double glazed window and door leading into Conservatory, two ceiling light points, radiator, breakfast bar, tiled splashback, one and a half bowl Porcelain sink with drainer, integrated oven, hobs, wall and base units providing ample storage, space and plumbing for appliances.

### Conservatory

12'3" x 8'5" (3.753 x 2.572)

Tiled flooring, UPVC double glazed windows and french doors, ceiling light point.

### Landing

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







#### Bedroom One

14'0" x 8'0" (4.277 x 2.460)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, with far-reaching views to the front aspect.

#### Bedroom Two

10'4" x 8'1" (3.166 x 2.472)

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

#### Bedroom Three

10'8" x 6'0" (3.253 x 1.854)

Maximum measurements - Fitted carpet, UPVC double glazed window with far-reaching views, ceiling light point, radiator, airing cupboard housing Baxi combi gas central heating boiler.

#### Bathroom

6'1" x 6'1" (1.871 x 1.862)

Tiled flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead rainfall shower.

#### Outside

To the front of the property is a full-width brick paved driveway providing ample off road parking, whilst the rear garden features patio, artificial lawn, decking and lawned areas with mature border shrubs and beds.

#### Garage

A brick-built single garage with up and over garage door.

#### Council Tax Band

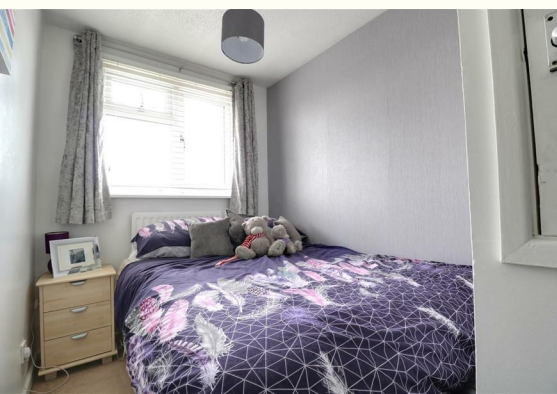
The council tax band for this property is B.

#### NB: Tenure

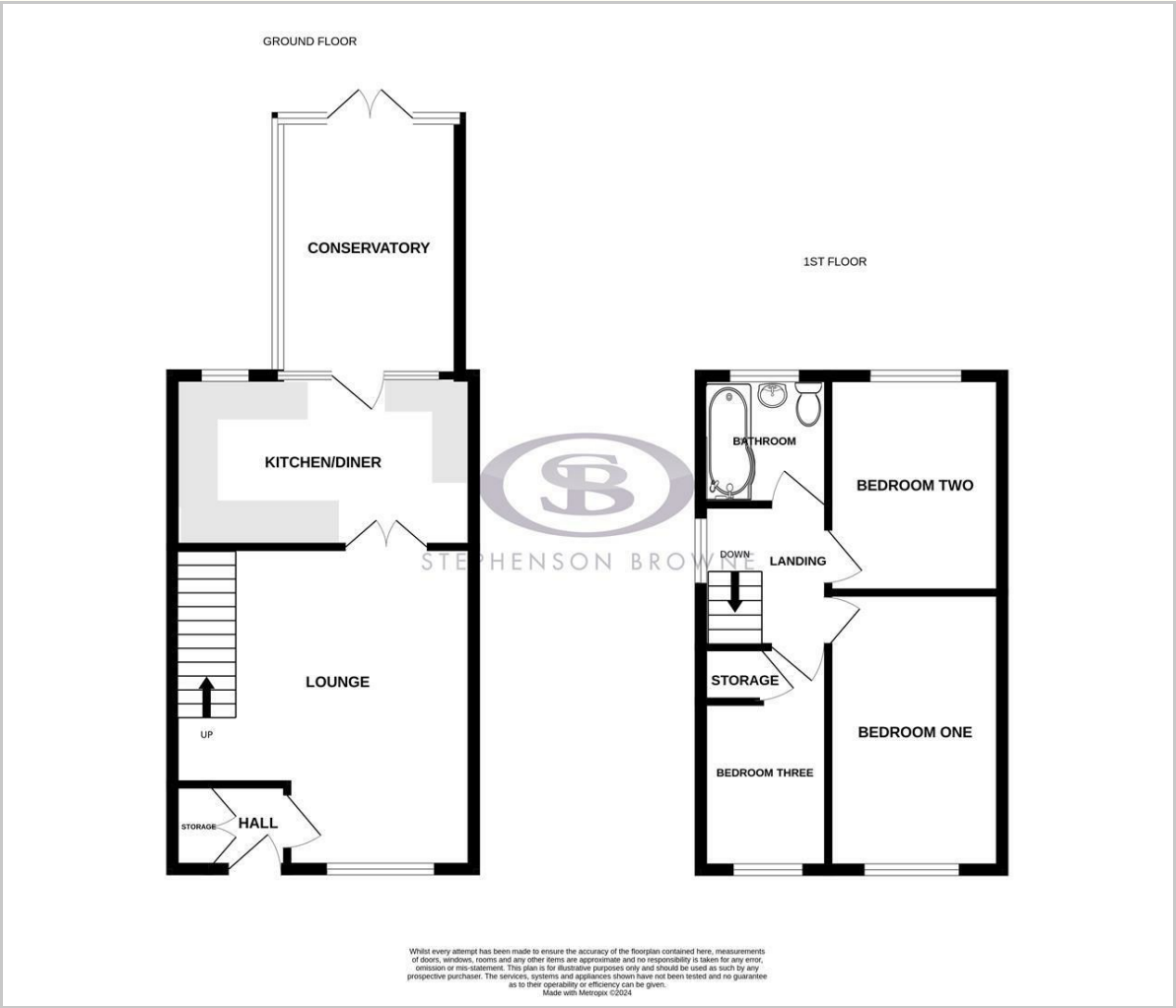
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### NB: Copyright

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



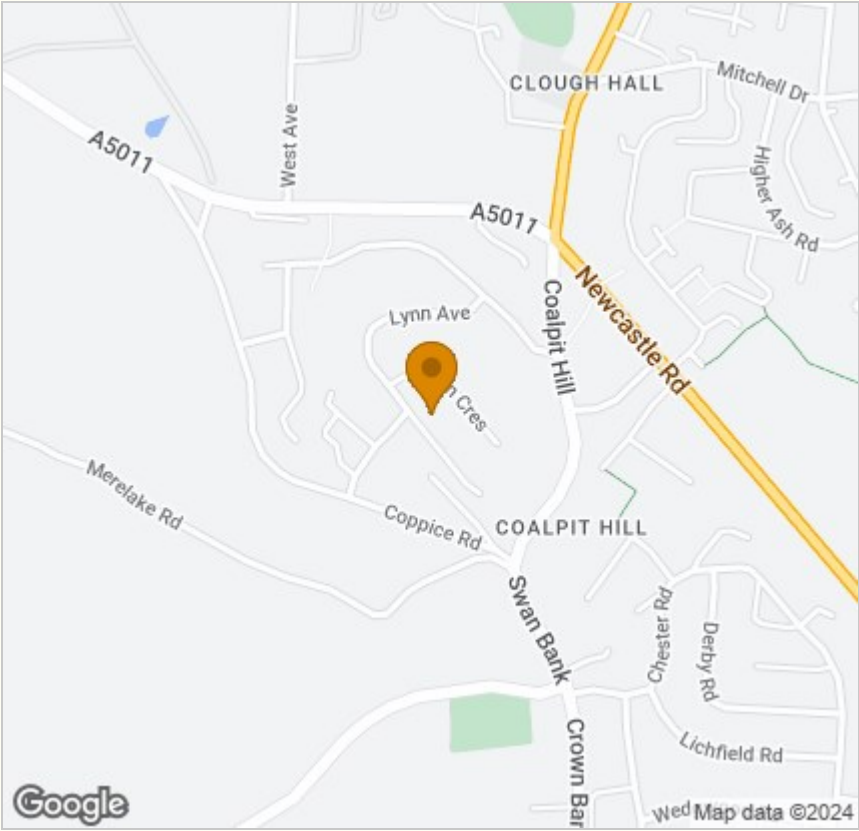
Floor Plan



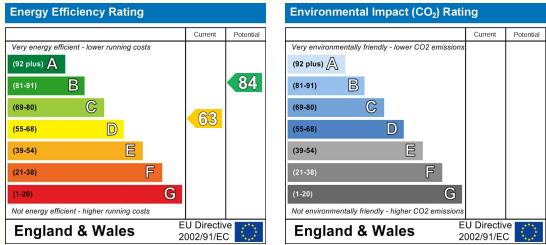
Viewing

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



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64