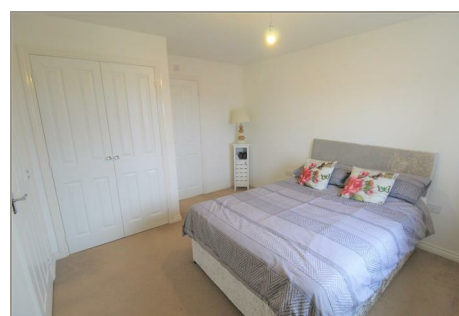




## 62 Ryder Grove

Talke, Talke, ST7 1GF

Shes got a ticket to RIDE, shes got a ticket to RRIIDDEE! Forget the Beatles, forget Abbey Road, use your ticket and RIDE over to Ryder Grove to see this IMMACULATE detached property. Sitting on a enviable corner plot, boasting a large lounge and modern kitchen/diner. To the first floor, there are three fantastic sized bedrooms, master with en-suite and contemporary bathroom. Externally, there is a large tarmacadam driveway leading to the detached garage. To the rear the garden is laid mainly to lawn with a paved patio area. Fully enclosed by panelled fencing and a side access gate. Give us a call to get your ticket and view this property today.

**Offers in excess of £184,995**

# 62 Ryder Grove

Talke, Talke, ST7 1GF



- BEAUTIFUL DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING & GARAGE
- EARLY VIEWING IS A MUST
- SPACIOUS LOUNGE
- FAMILY BATHROOM
- FULLY ENCLOSED REAR GARDEN
- LARGE KITCHEN/DINER
- EN-SUITE PLUS DOWNSTAIRS W.C
- POPULAR & SOUGHT AFTER LOCATION

## Ground Floor

### Entrance Hall

The property has a double glazed entrance door to the front aspect. Large storage cupboard. Stairs to the first floor.

### Lounge

16'5" x 9'10" (5.02 x 3.00)

A double glazed window overlooks the front aspect and double glazed patio doors lead out to the rear garden.

### Kitchen/Diner

16'5" x 9'8" (5.01 x 2.97)

A double glazed window overlooks the rear aspect one to the front. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Integrated electric oven and gas hob over with cooker hood above. Work surface areas, space for fridge/freezer and plumbing for washing machine and tumble dryer. Cupboard housing central heating boiler. Space for table and chairs. Radiator.

### W.C

6'5" x 2'11" (1.97 x 0.91)

Low level W.C and wash hand basin. Radiator and extractor fan.

## First Floor

### First Floor Landing

Loft access hatch. Radiator.

### Bedroom One

12'2" x 10'1" (3.72 x 3.08)

A double glazed window overlooks the front aspect. Fitted with a wardrobe. Radiator.

### En-Suite

7'6" x 3'11" (2.31 x 1.20)

A double glazed window overlooks the rear aspect. Fitted with a double shower unit, low level W.C and wash hand basin. Extractor fan and radiator.

### Bedroom Two

9'9" x 9'3" (2.98 x 2.83)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

9'9" x 7'0" (2.99 x 2.14)

A double glazed window overlooks the rear aspect. Radiator.

### Bathroom

6'9" x 5'4" (2.06 x 1.65)

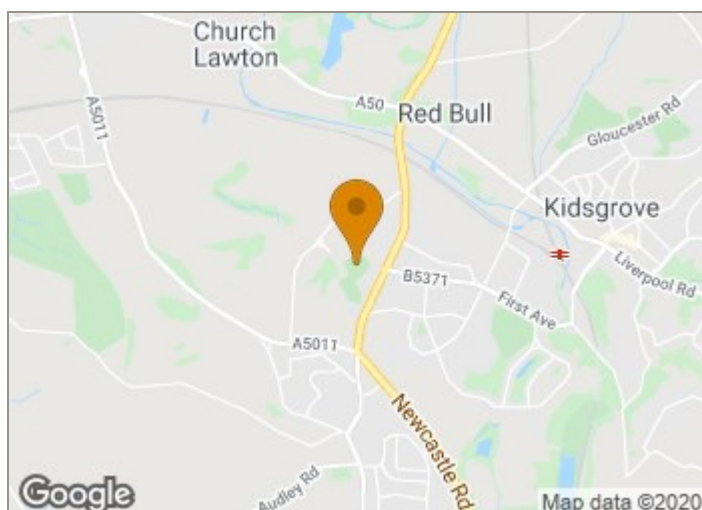
A double glazed window overlooks the front aspect. Fitted with a suite comprising panelled bath, low level W.C and wash hand basin. Radiator and extractor fan.

### Exterior

To the front there is steps leading to the entrance doors surrounded by lawn borders. To the side there is a large tarmac driveway leading to the detached garage. To the rear the garden is laid mainly to lawn with a paved patio area. Fully enclosed by panelled fencing and a side access gate.

### Garage

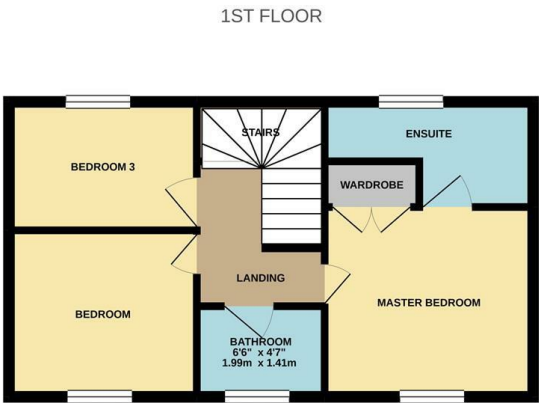
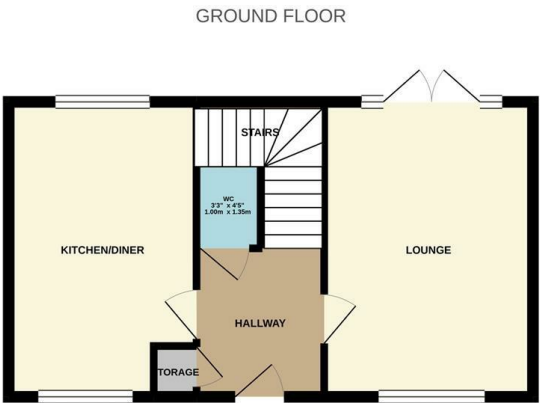
Detached garage with up and over door.



## Directions



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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