



30 Coalpit Hill, Talke, ST7 1PN
£269,995

PROPERTY
PERSPECTIVE

The Property Perspective

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We are delighted to offer for sale this well presented detached bungalow located in a desirable area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a contemporary kitchen with integrated appliances plus a bathroom featuring a 4 piece suite. There are ample sockets and media points. The property is ready to move in with flooring included.

The ground floor consists of the Lounge, Kitchen, Dining Room, Utility Room, Bathroom, 2 Double Bedrooms and the Conservatory.

The property has an abundance of land surrounding it which has all been maintained thoroughly and presents immensely. There is two driveways, one of which being shared, leading to the off road parking which is situated to the front of the property.

Tenure - Freehold
Council Tax - Band C

The property comprises.

Ground Floor

Entrance Hall

Fitted flooring included.

Lounge 14'6" x 13'4" (4.42m x 4.08m)

Fireplace surround. Fitted flooring included.

Kitchen 14'11" x 8'9" (4.55m x 2.69m)

Featuring a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus tiling. Integrated oven, hob and hood. Fitted flooring included.

Dining Room 10'7" x 7'8" (3.24m x 2.36m)

Featuring French doors for access to conservatory. Fitted flooring included.

Bedroom 1 12'6" x 12'1" (3.82m x 3.70m)

Featuring French doors for access to rear garden. Fitted flooring included.

Bedroom 2 12'5" x 8'3" (3.80m x 2.54m)

Fitted flooring included.

Bathroom 12'3" x 7'8" (3.74m x 2.36m)

Featuring modern white sanitary ware, four piece suite, tiling and chrome ladder radiator.

Utility Room 11'5" x 6'11" (3.49m x 2.13m)

Modern units with laminate worktops and upstands plus tiling. Fitted flooring included.

WC 5'11" x 3'1" (1.82m x 0.95m)

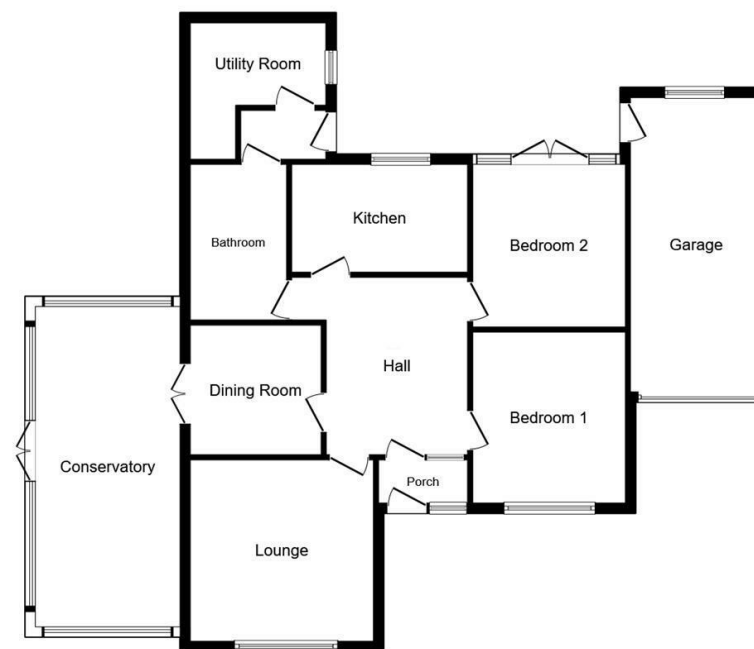
Featuring modern white sanitary ware, tiling and chrome ladder radiator.

Conservatory 22'4" x 11'10" (6.82m x 3.63m)

Featuring French doors for access to rear garden. Fitted flooring included.

External

The property has an abundance of land surrounding it which has all been maintained thoroughly and presents immensely. There is two driveways, one of which being shared, leading to the off road parking which is situated to the front of the property.



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io