



ESTATE AGENTS

... the key to a successful move



Chester Close, Talke, Stoke-On-Trent, ST7 1SP

**Offers in the
region of
£170,000**

* Two Bedroom Semi Detached Bungalow

* Sought After Residential Location

* Excellent Commuting Links

* Loads of Potential

* Drive * Garage * Carport

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Requiring some selective updating a two bedroom Semi-Detached Bungalow, set in a quiet and sought-after location in a cul-de-sac offering beautiful views across towards Mow Cop. Occupying a generous corner plot, the property provides ample parking for multiple vehicles and a car port leading to a garage. Located in the popular area of Talke, the property benefits from excellent access to local amenities, schools, and transport links including the A500 and M6, with nearby countryside walks adding to its appeal. The accommodation comprises : Lounge, open plan kitchen and dining space, two double bedrooms and a shower room, externally there are mature gardens to three sides, a driveway, carport and detached garage.

GROUND FLOOR

LOUNGE 14'9" x 11'1" (4.5m x 3.4m)

Ceiling light point, radiator, uPVC double glazed window



KITCHEN/DINER 13'1" x 8'2" (4m x 2.5m)

Would benefit from updating. Wall and base units, sink and drainer, spaces for appliances. Ceiling light point, radiator, two uPVC double glazed windows, uPVC exterior door



BEDROOM ONE 14'5" x 11'1" (4.4m x 3.4m)

Ceiling light point, radiator, uPVC double glazed window with rear aspect



BEDROOM TWO 9'10" x 8'2" (3m x 2.5m)

Ceiling light point, radiator, uPVC double glazed window with rear aspect



SHOWER ROOM 5'10" x 5'2" (1.8m x 1.6m)

Fully tiled shower room with shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window



LOFT SPACE STORAGE (BOARDED)

Potential for additional bedrooms subject to planning .

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In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

EXTERNALLY

There are mature gardens to the front, side and rear of the property with a variety of shrub planting and trees.

A driveway to the front of the property provides off road parking and leads to a carport and detached garage



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor

3 Chester Close, Talke FLOOR PLAN



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Written quotations of credit terms available on request. A life assurance policy may be required