



Chester Road
Talke, ST7 1SE

- REDUCED PRICE FOR A QUICK SALE
 - AN EXTENDED DETACHED BUNGALOW
 - NO CHAIN, STUNNING VIEWS
 - THREE BEDROOMS, TWO RECEPTION ROOMS
 - GARAGE, CARPORT, ORANGERY & 2 DRIVEWAYS
 - HIGHLY POPULAR ESTATE
 - GORGEOUS PRIVATE GARDEN TO THE REAR
 - CASH BUYERS ONLY
- £240,000**





Property Description

INTRO

NEWLY REDUCED WITH A VIEW FOR A QUICK SALE - What a sight to behold! We are proud to present this stunning extended and spacious DETACHED BUNGALOW, having THREE BEDROOMS, TWO RECEPTION ROOMS and NO CHAIN! Take in those glorious far reaching views to the Cheshire hills, Jodrell Bank and beyond, from an utterly gorgeous landscaped rear garden which is the epitome of beauty that has to be seen to be truly appreciated. The internal accommodation features an entrance hall, lounge, kitchen, dining room and orangery, with the three bedrooms and shower room. The property benefits from TWO DRIVEWAYS, an enclosed carport, and a garage. UPVC double glazing and gas central heating. Please be advised the property is only suitable for CASH BUYERS only due to the level 3 floor test, and is priced accordingly. Don't wait around to get your viewings booked immediately!





DIRECTIONS

Please use postcode ST7 1SE for Sat Nav/Google Maps. From Derby Road, and where it turns into Chester Road, the property can be found immediately across the road.

ACCOMMODATION

ENTRANCE HALL

8' 11" x 8' 6" (2.72m x 2.59m)

UPVC front entrance door. Radiator. Cupboard housing gas and electric meters. Updated consumer unit having the electric certificate passed until May 2029.



LOUNGE

19' x 12' 7" (5.79m x 3.84m)

Front UPVC entrance door, with large window to the front and small side window, allowing lots of natural light. Gas fire with feature surround. Radiator.

DINING ROOM

10' 10" x 8' 9" (3.3m x 2.67m)

With sliding patio doors to the side, radiator. Open arch to:



KITCHEN

13' 4" x 8' 8" (4.06m x 2.64m)

A beautifully updated fitted kitchen, with two windows to the side overlooking the lovely rear garden. A good range of base and wall mounted cupboard units, with worksurfaces above, and breakfast bar area. Integrated eye level oven/grill. Electric hob with extractor hood over. Integrated tall fridge/freezer, integrated dish washer, and space/plumbing for a washing machine. Single drainer sink unit. Splashback tiling. Tiled flooring. Spotlights to the ceiling. UPVC door and window leads to:

ORANGERY

19' 2" x 7' 9" (5.84m x 2.36m)

A lovely orangery/sun room, being UPVC and having sliding door and windows to the side and rear aspects of the rear garden. Radiator, and further electric radiator. Spotlights to the ceiling. Door leads to:



INNER HALL

13' 2" x 4' 5" (4.01m x 1.35m)

From the entrance hall, this inner hall then provides access to all rooms and three store cupboards (one housing hot water immersion cylinder tank). Radiator. A loft hatch provides access with a pull down ladder, with the loft being fully boarded and insulated, and has a velux window, and also houses the Worcester Bosch boiler head unit.



INTEGRAL GARAGE

18' x 10' 1" (5.49m x 3.07m)

Electric roll up door, with access from the top drive/carport. Power and lighting. Window and door to the orangery.

BEDROOM ONE

12' 10" x 9' 10" (3.91m x 3m)

Window to the front, radiator. Fitted wardrobes and dresser.

BEDROOM TWO

10' 10" x 9' 4" (3.3m x 2.84m)

With UPVC door and window to the rear garden. Fitted wardrobes/storage and radiator.

BEDROOM THREE

7' 6" x 6' 10" (2.29m x 2.08m)

Sliding UPVC door to the rear garden, radiator. A smaller room, ideal for a child's nursery or office.

SHOWER ROOM

8' 1" x 5' 9" (2.46m x 1.75m)

A beautifully presented shower room with glass enclosed shower cubicle having electric shower. Low level W.C and wash hand basin, with vanity units, mirror. Fully tiled walls and flooring. Chrome towel radiator. Frosted window to the rear.



EXTERNALLY

FRONT GARDEN/ DRIVEWAYS

Please note, the property benefits from having two separate driveways, both of resin construction, and providing parking for multiple vehicles, and a camper/caravan if required. Enclosed by a small brick wall and with shrub borders



CARPORT

A fully enclosed carport area, with access from the resin 'top' driveway and with further parking spaces. Two feature window lights. Leads to the garage.

REAR GARDEN

A truly stunning rear garden, with so many areas to get lost in! From having laid to lawn sections, to a resin area sweeping round the bungalow with glass balustrades, the garden leads to rockery sections and seating areas, all being surrounded by gorgeous trees and mature shrubs. Two timber storage sheds, and greenhouse. Views across to Jodrell Bank and beyond. A great sized and private feel, the garden is a pure delight to behold!





ADDITIONAL NOTES

Please be advised the property is only suitable for CASH BUYERS only due to a level 3 floor test carried out in February 2025, and is priced accordingly. Please be advised that this doesn't relate to the dining room, kitchen, or orangery rooms. Please see an excerpt from the report:

Observations:

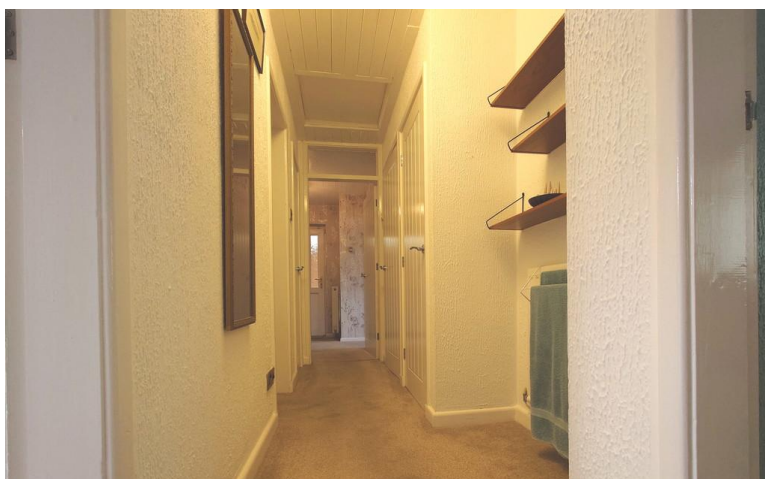
There was no major doming or spiders web cracking to the main floor surfaces where able to be inspected. Some slight unevenness was noted in localised areas. No sulphate staining was noted to floor surfaces. There was no slippage to the brickwork at damp proof course level externally. There was no distortion to the internal walls. The quality of the concrete at the interface with the infill was satisfactory with no evidence of advanced sulphate attack. The property was well drained externally and elevated from the perimeter ground level.

Recommendations:

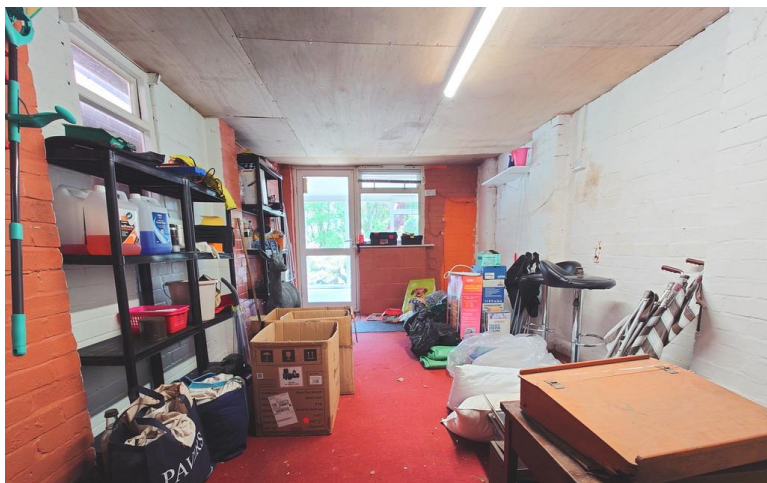
Based on the recommendations of the BRE Special Digest, the CLG guidance and our experience of sulphate affected floors it is considered that there is a low risk of major sulphate attack occurring in the short term. The floors at present are serviceable and there is no sign of advanced sulphate attack. The chance of there being an increase in moisture content beneath the floors which could release excess sulphates into the floor slab and cause sulphate attack to occur is low and immediate repairs are not considered to be required. In the long term however there is always a risk that major movement in the water table could occur and dormant sulphates could suddenly be released into the floor slab in quantity and floor failure could occur. The only way to guarantee against this type of failure would be to remove the existing floor slabs in entirety and replace with new floor slabs in accordance with current Building Regulations.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk







FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY

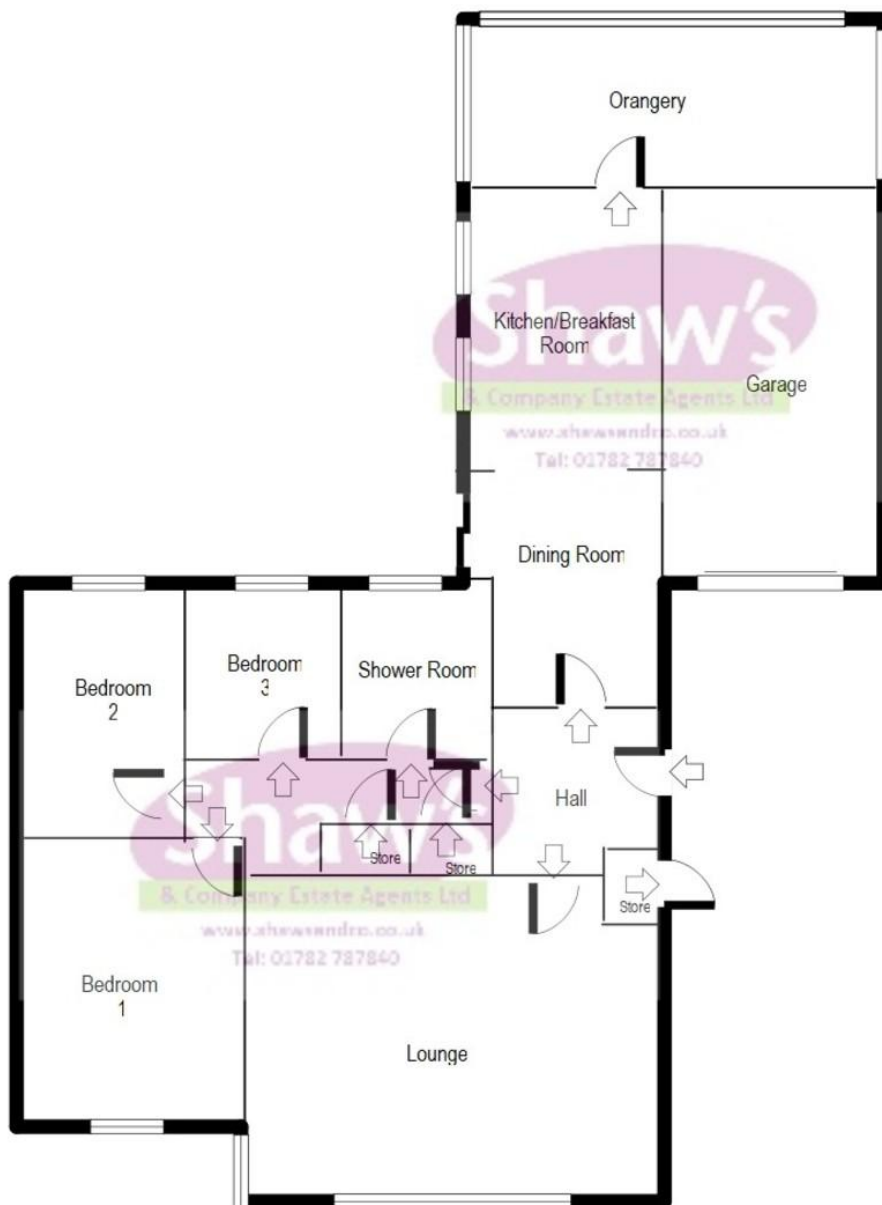
Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 62D Potential: 81B





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements