



**79 Walton Way**  
**Talke, Staffordshire, ST7 1UX**  
**Guide Price £125,000**



INDEPENDENT ESTATE AGENTS

**79 Walton Way, Talke, Staffordshire ST7 1UX**

\*\*\* 20th November 2017 - BACK AVAILABLE \*\*\* With No Upward Chain, a detached garage and pleasant sized accommodation throughout, Stephenson Browne offer For Sale 79 Walton Way, a tastefully presented semi-detached bungalow. Internally, the accommodation in brief comprises; spacious lounge, two bedrooms to the rear, a fitted kitchen and white bathroom suite. The home benefits from uPVC double glazing throughout as well as gas central heating with outside offering front and rear gardens, the rear worthy of particular mention to the level of privacy it affords and we have off road parking to the side, part of which sits behind secure wrought iron gates with the aforementioned detached garage sitting beyond.

**Entrance Hall**

Laminate flooring, loft access, doors to all rooms, radiator and ceiling light.

**Kitchen 7'7 x 11'8 (2.31m x 3.56m )**

uPVC window to front elevation, a range of base, drawer and wall units, stainless steel sink, space for cooker, plumbing for washing machine, part tiled walls, wall mounted Ideal Logic Boiler, ceiling light.

**Living Room 11'5 x 16'8 (3.48m x 5.08m )**

uPVC window to front elevation, two ceiling lights, two radiators, telephone point, TV point.

**Bedroom One 9'7 x 11'5 (2.92m x 3.48m )**

uPVC window to rear elevation, radiator, ceiling light and telephone point.

**Bedroom Two 9'6 x 7'6 (2.90m x 2.29m )**

uPVC window to rear elevation, uPVC door to rear, ceiling light, radiator and laminate flooring.

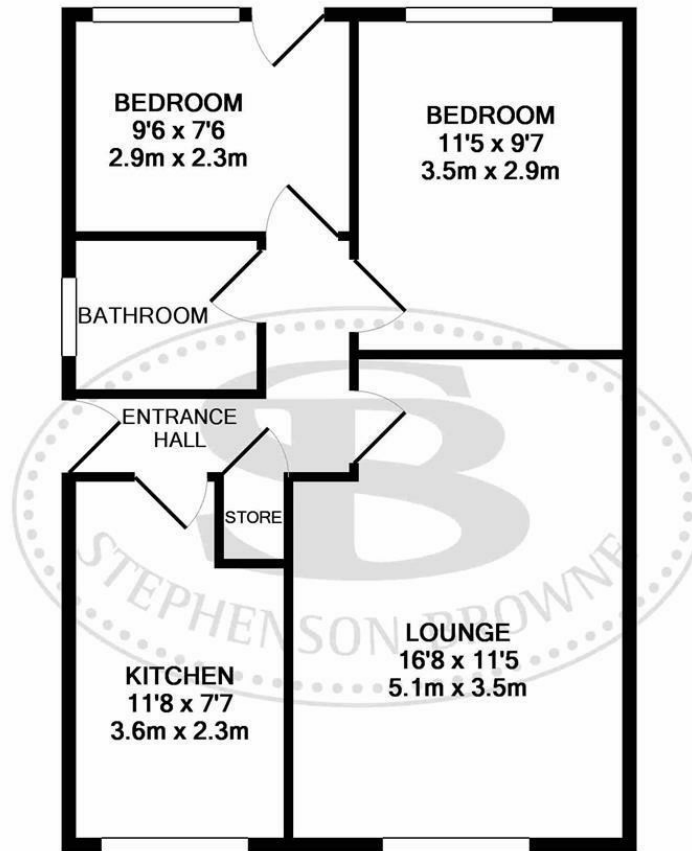
**Bathroom**

uPVC frosted window to side elevation, panelled bath, Triton electric shower, pedestal wash hand basin, low level WC, tiled walls, ceiling light, radiator and cushioned flooring.

- No Upward Chain
- Detached Garage
- uPVC Double Glazing & Gas Central Heating
- Two Bedrooms
- White Bathroom Suite
- Spacious Living Room
- Not Directly Overlooked To Rear
- Tasteful Decor Throughout
- Fitted Kitchen

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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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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