



## 15 Pickwick Place

Talke, ST7 1LF



**Price £230,000**

Carters are pleased to present to the market this well-appointed two-bedroom detached bungalow, occupying an exceptionally generous plot and enjoying an elevated position with far-reaching views towards Mow Cop. Early viewing is highly recommended to fully appreciate the setting, space, and presentation of this desirable home.

The accommodation is entered via a welcoming hallway, leading through to a spacious lounge/dining area featuring an electric fire and providing a comfortable and versatile living environment. The contemporary kitchen is fitted with a range of integrated appliances, offering both practicality and modern appeal. There are two well-proportioned bedrooms, each benefitting from fitted wardrobes, together with a modern shower room. A useful utility room with W.C. completes the internal accommodation.

Externally, the property is approached via a tarmac driveway providing off-road parking for up to two vehicles, with gated access to the detached garage. The front garden is laid with decorative gravel and stocked with a variety of seasonal plants and shrubs. To the rear lies a substantial garden, predominantly laid to lawn and enhanced by a selection of mature trees and evergreens, affording a high degree of privacy. An external water tap is also provided for convenience.

The elevated front aspect further enhances the property's appeal, offering attractive views towards Mow Cop. Early viewing is essential to avoid disappointment.

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## Entrance Hallway

UPVC double glazed entrance door to the front elevation.  
Built in storage cupboard. Vinyl flooring.

## W.C / Utility Room

UPVC double glazed window to the front elevation.  
Vanity basin unit with storage under, mid level w.c. Space and plumbing for a washing machine. Radiator. Laminate flooring.

## Living Room

17'7" x 10'11" (5.36m x 3.33m)  
UPVC double glazed window to the front elevation.  
Electric fire with a marble surround. Coving to ceiling. Two radiators. TV point. Laminate flooring.

## Inner Hallway

Access to the loft which is fully boarded, and has a ladder and a light.  
Laminate flooring.

## Kitchen

7'9" x 9'10" (2.36m x 3.00m)  
UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the side elevation.  
Fitted kitchen with a range of wall, base and drawer units. Laminate wood effect work surfaces. Stainless steel sink with a mixer tap and a drainer. Built in electric oven. Built in four ring electric hob with an extractor fan. Space for a fridge freezer. Built in pantry. Fully tiled walls. Vinyl flooring.

## Bedroom One

10'11" x 11'11" (3.33m x 3.63m)  
UPVC double glazed entrance door to the rear elevation. UPVC double glazed window to the rear elevation.  
Fitted wardrobes. Radiator.

## Bedroom Two

9'9" x 8'5" (2.97m x 2.57m)  
UPVC double glazed window to the rear elevation.  
Fitted wardrobes. Radiator.

## Bathroom

UPVC double glazed window to the side elevation.  
Three piece fitted bathroom suite comprising of a corner shower enclosure with an electric shower over, pedestal wash hand basin and a recessed w.c. Extractor fan. Fully tiled walls. Chrome heated towel rail. Vinyl flooring.

## Garage

20' x 10'3" (6.10m x 3.12m)  
Up and over garage door to the front elevation.  
UPVC double glazed window to the side elevation.  
Power and lighting.

## Externally

To the front of the property is a tarmac driveway providing off-road parking for up to two vehicles, with gated access to the detached garage. There is also a gravelled garden featuring a variety of seasonal plants and shrubs.

To the rear lies a substantial garden, mainly laid to lawn and complemented by a selection of mature trees and evergreens, which enhance privacy. An outside tap is also provided for convenience.

The property enjoys an elevated position to the front, offering attractive views towards Mow Cop.

## Additional Information

Freehold. Council Tax Band B.

Total Floor Area: 635 Square Foot / 59 Square Meters.

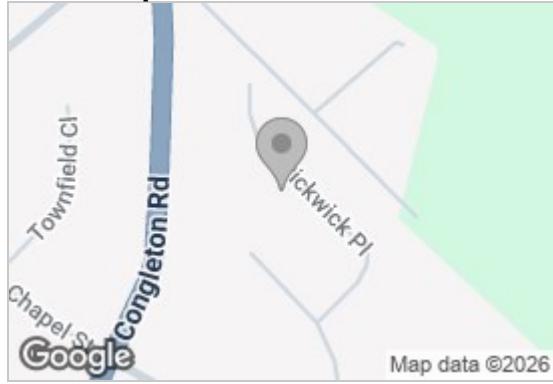
## Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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