



4 Bedrooms. Substantial, Individually Built Detached Bungalow. Beautifully Presented Both Internally & Externally & Located At The Head Of A Private Long Driveway. The Bungalow Sits On A Large Plot With Landscaped Gardens.



RECEPTION HALL

Hardwood double glazed window and glazed door towards the front elevation allowing access. Panel radiator with thermostatic control. Low level telephone point and power point. Coving to the ceiling with ceiling light point. Quality doors allowing access to principal rooms. Door allowing access to the second inner hallway.

CLOAKROOM/W.C.

Modern suite comprising of a low level w.c. Wash hand basin with chrome coloured mixer tap and cupboard space below. Panel radiator with thermostatic control. Coving to the ceiling with ceiling light point. Loft access point.

THROUGH LOUNGE 20' 2" x 11' 8" (6.14m x 3.55m)

Two panel radiators. Low level power points and television point. Coving to the ceiling with both wall and ceiling light points. Large feature Ingle Nook fireplace with attractive tiled hearth, Living Flame gas fire and feature timber double glazed hardwood frosted windows to the sides. Timber double glazed sliding patio window/door to the rear allowing excellent views of the rear patio and gardens beyond. Timber double glazed bow window to the front elevation.

DINING KITCHEN 22' 8" x 10' 6" (6.90m x 3.20m)

Quality selection of new modern fitted eye and base level units, base units having extensive work surfaces over with attractive matching up-stands. Various power points and down lighting over the work surfaces. Built in (CDA) five ring induction hob with modern circulator fan/light above. Built in (Stoves) double oven. Built in 75/25 fridge freezer. Additional base unit housing an additional freezer. Excellent selection of drawer and cupboard space, including large pan drawers. Stainless steel one and half bowl sink unit with drainer and mixer tap and built in lighting above. Two panel radiators. Doors allowing access to both the entrance hall and utility. High level telephone point. Coving to the ceiling with built in inset LED lighting. Timber double glazed hardwood window to the rear. Timber part double glazed, double opening French doors allowing access and views to the rear patio. Attractive tiled flooring.

UTILITY ROOM 9' 4" x 5' 4" *both measurements are maximum and into units* (2.84m x 1.62m)

Quality selection of fitted eye and base level units, base units having good size work surfaces above and matching up-stands. Tiled splash backs. Good selection of cupboard space, including pantry style cupboard. Attractive tiled floor. Panel radiator with thermostatic control. Coving to the ceiling with inset ceiling lights. Timber double glazed window and timber double glazed door towards the side elevation allowing access to the side patio.

INNER HALLWAY

Panel radiator with thermostatic control. Low level power points. Coving to the ceiling with ceiling light points. Further loft access point. Doors to principal rooms. Further door to the former cylinder cupboard which houses the wall mounted (Valliant) gas central heating boiler.

MASTER BEDROOM 14' 3" x 12' 0" (4.34m x 3.65m)

Quality built in wardrobes with part glazed sliding fronts, double side hanging rails and built in storage shelving. Matching tall drawer set. High level television point and power point. Coving to the ceiling with centre ceiling light point. Panel radiator with thermostatic control. Low level power points. Timber double glazed bow window towards the side elevation.

EN-SUITE WET ROOM/W.C.

RECENTLY MODERNISED suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Large fitted cabinet with double opening mirrored doors. Shower area with quality modern tiled walls and floor. Chrome coloured mixer shower with rain shower head above. Chrome coloured towel radiator. Ceiling light point. Timber double glazed frosted window to the side elevation.

BEDROOM TWO 12' 0" *excluding the entrance recess area* x 8' 4" (3.65m x 2.54m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Timber double glazed window towards the side elevation.

BEDROOM THREE 10' 0" x 9' 6" (3.05m x 2.89m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Timber double glazed bow window to the side elevation.

FAMILY BATHROOM 8' 4" x 6' 8" (2.54m x 2.03m)

Quality three piece suite comprising of a low level w.c. Pedestal wash hand basin with fitted hot and cold taps. Large bath with mixer tap and shower attachment, surrounded by attractive part tiled walls. Timber effect laminate floor. Panel radiator with thermostatic control. Coving to the ceiling with ceiling light point. Extractor fan. Timber double glazed frosted window to the side elevation.

BEDROOM FOUR 10' 0" x 9' 10" (3.05m x 2.99m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Timber double glazed window towards the rear.

EXTERNALLY

The property is approached via a long gravelled driveway off Newpool Road. Ample off road parking for approximately 6/7 vehicles with easy vehicular access to the detached garage. Block paved reception area to the front elevation with slightly canopied entrance and lantern reception lighting.

SIDE ELEVATION

The side of the property has a slightly canopied entrance with inset light. Door allowing access into the utility room. Extensive block paved patio areas with easy secured pedestrian access towards the front.

REAR ELEVATION

The rear has a large sweeping block paved, elevated flagged patio area. The garden faces approximately South West, so enjoys the majority of the mid-day and later evening sun. Block paved patio surrounds the rear of the garage, allowing further storage or possible hard standing for timber shed if required. Large sweeping steps lead down, with walls to either side towards the base of the garden. Feature circle patio area surrounded by block paving. Two mature landscaped lawned gardens. Majority of the boundaries are formed by established hedgerows and conifer hedging, all adding to the high degree of privacy at the rear. Secure gated access to either side of the property. Attractive railings that surround the large elevated flagged patio area with great views. External power socket. Reception lighting. Water point.

DETACHED GARAGE 19' 0" x 9' 10" at its widest point approximately (5.79m x 2.99m)

Brick built and pitched roof construction. Windows to the side and rear elevations. Power and light. Door to the side, allowing access to the garden. Up-and-over door towards the front elevation.

DIRECTIONS

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. At the lights turn right onto Newpool Road. Proceed over the bridge and continue for a short distance. Take a left hand turn AFTER Lyneside Road onto the private driveway that leads to 31A via our 'Priory Property Services' board on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.

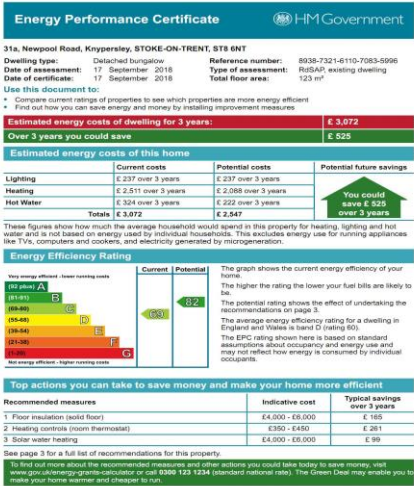
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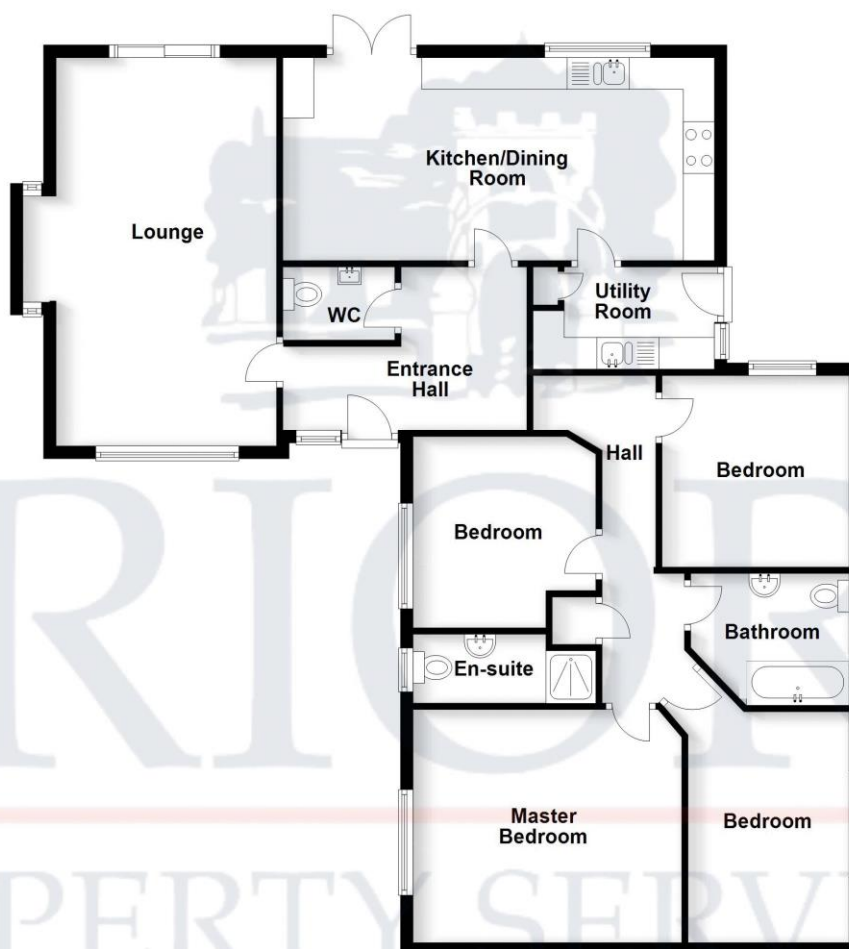






Ground Floor

Approx. 122.4 sq. metres (1317.7 sq. feet)



Total area: approx. 122.4 sq. metres (1317.7 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.