



# PRIORITY

PROPERTY SERVICES



**3 Double Bedrooms. Individually Designed Fully Modernised Detached Family Home With Spectacular Views Over Open Countryside To The Rear. Large Dining Kitchen. En-Suite To Master Bed. Double Garage. Ample Off Rd Parking. No Chain!**



114 Newpool Road Knypersley Biddulph ST8 6NS

£370,000

**RECEPTION HALL**

Modern, quality composite double glazed door to the front elevation. Quality timber effect laminate floor. Panel radiator. Low level power point. Under stairs store cupboard. Coving to the ceiling with ceiling light point. Doors to principal rooms. Impressive turn flight open spindle staircase allowing access to the galleried landing with new modern fitted carpet. uPVC double glazed window on the half landing. Door to ground floor W.C.

**GROUND FLOOR W.C. (Off The Hallway)**

New modern suite comprising of a low level w.c. Floor mounted marble effect wash hand basin with chrome coloured mixer tap. High gloss, modern half tiled walls. Quality timber effect laminate floor. Coving to the ceiling with ceiling light point. uPVC double glazed frosted window to the front.

**THROUGH LOUNGE 22' 4" x 11' 6" (6.80m x 3.50m)**

Open chimney breast with tiled hearth, gas point and attractive timber mantel above. Quality timber effect laminate floor. Two panel radiators. Various low level power points. Coving to the ceiling with wall and ceiling light points. Large archway leading into the dining kitchen. Door to the reception hall. uPVC double glazed window to the rear, allowing pleasant views of the garden and open countryside, up towards Mow Cop Castle on the horizon. uPVC double glazed bow window to the front elevation allowing partial views up towards 'Biddulph Moor' on the horizon.

**BESPOKE QUALITY FITTED KITCHEN 21' 0" x 15' 6" at its widest point, narrowing to 12' (6.40m x 4.72m)**

Bespoke, quality fitted kitchen with high gloss fronts, majority quartz work surfaces and matching splash backs. Various power points across the work surfaces. Inset ceiling lights. Fitted (Rangemaster) stainless steel sink unit with chrome coloured mixer tap and routed in drainer. Feature central island with built in (NEFF) electric hob, various pan drawers and cupboard space below. Circulator fan/light above. Two built in (NEFF) eye level ovens side-by-side with useful, large pull out storage drawers to one side and cupboard space below. Built in (NEFF) dishwasher. Excellent cupboard space, some of the eye units having part glazed fronts. Ample space for free-standing American Style fridge freezer. Quality porcelain tiled floor. Two feature modern panel radiators. Low level power points. Open doorway allowing access to the utility. Door to the reception hall. Large archway to the lounge. Double glazed modern composite door to the side elevation allowing access. uPVC double glazed window and uPVC double glazed sliding patio door and window allowing access and views to the rear garden with fantastic views over open countryside, up towards Mow Cop and views over the rear garden.

**UTILITY ROOM 6' 4" x 5' 5" (1.93m x 1.65m)**

Modern base unit with work surface above. Stainless steel sink unit with drainer and mixer tap. Cupboard space below. Plumbing and space for washing machine. Modern fitted (BAXI) gas central heating boiler. (MAIN) hot water tank. (Nb. the vendors inform us that the boiler and

central heating system are 2 years old approximately. Panel radiator. Porcelain tiled floor. Power points. Ceiling light point. uPVC double glazed window to the front.

**FIRST FLOOR - GALLERIED LANDING**

Open spindle turn flight staircase allowing access to the ground floor. Quality timber effect laminate flooring. New modern fitted carpet to the stairwell. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation on the half landing. Doors to principal rooms.

**MASTER BEDROOM ('L' Shaped) 15' 6" x 15' 5" (4.72m x 4.70m)**

Quality timber effect laminate floor. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing panoramic views over towards Knypersley, Biddulph Moor and Brown Edge on the horizon. Door to en-suite shower room.

**EN-SUITE 6' 4" x 5' 10" (1.93m x 1.78m)**

New modern fitted suite comprising of a (MODE) low level w.c. with concealed cistern set in an attractive modern vanity unit, incorporating sink unit with work surface and mixer tap. Cupboard space below. Quality tiled matching floor and walls. Modern panel radiator. Glazed shower cubicle with modern electric (Aguas) rain style shower. Coving to the ceiling with ceiling light point. uPVC double glazed frosted window to the rear.

**BEDROOM TWO 15' 4" x 11' 0" (4.67m x 3.35m)**

Quality timber effect laminate floor. Panel radiator. Low level power points. Loft access point. Coving to the ceiling with ceiling light point. Two uPVC double glazed windows allowing fantastic panoramic views over open countryside towards Mow Cop, down towards Congleton Edge, The Cloud and Cheshire Plain on the horizon.

**BEDROOM THREE 11' 5" x 11' 0" (3.48m x 3.35m)**

Quality timber effect laminate floor. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing excellent panoramic views over Knypersley, towards Brown Edge and Biddulph Moor on the horizon.

**'L' SHAPED FAMILY BATHROOM 10' 10" x 10' 2" maximum into the bath (3.30m x 3.10m)**

Modern suite comprising of a low level w.c. Quality (MODE) stand along bath with chrome coloured mixer tap. Feature recess tiled shelf. Quality tile effect flooring. Large open shower area with glazed screen, chrome coloured mixer shower and rain head shower above. Modern panel radiator. Wall mounted wash hand basin with chrome coloured mixer tap and built in drawer below. Fitted mirror with LED lighting. Two ceiling light points. uPVC double glazed frosted window towards the rear elevation.

**EXTERNALLY**

The property is approached via a sweeping, block paved wide driveway that meanders around to the front, allowing ample off road parking. Driveway continues to the side with additional off road parking and easy access to the garage at the rear. Garden is mainly laid to lawn with well stocked borders and mature shrubs. Well kept hedgerows and timber fencing forms the boundary.

**REAR ELEVATION**

The rear has an extensive flagged patio area incorporating a bricked seating area and barbecue area. Good size lawned garden set in attractive brick walling to one side. Timber fencing forms the other boundary. Excellent panoramic views over open countryside, towards Mow Cop. Garden enjoys the majority of the mid-day to later evening sun. Flagged patio extends to the side of the garage. Block paved driveway allows easy vehicle and pedestrian access to the detached garage. Outside water tap. Reception lighting.

**GARAGE & COVERED PATIO AREA****Covered Patio Area**

Covered patio area provides easy access to the side door to the garage. Easy access to the timber shed at the rear.

**DOUBLE DETACHED GARAGE 20' 10" x 12' 3" at its widest point (6.35m x 3.73m)**

Brick built and pitched roof construction. Double opening doors to the front. Power and light. Useful storage loft. Door and window to the side.

**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 to where the property can be clearly identified by our 'Priory Property Services' board on the right hand side.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO UPWARD CHAIN!**





**Energy Performance Certificate**

114, Newpool Road, Knypersley, STOKE-ON-TRENT, ST8 6NS

Dwelling type: Detached house Reference number: 0441-2841-7675-9991-3571  
 Date of assessment: 19 March 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 19 March 2019 Total floor area: 136 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,982
Over 3 years you could save	£ 336

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	
Heating	£ 2,325 over 3 years	£ 2,133 over 3 years	
Hot Water	£ 396 over 3 years	£ 252 over 3 years	
<b>Totals</b>	<b>£ 2,982</b>	<b>£ 2,646</b>	<b>You could save £ 336 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (45-54)		
F (35-44)		
G (1-34)		

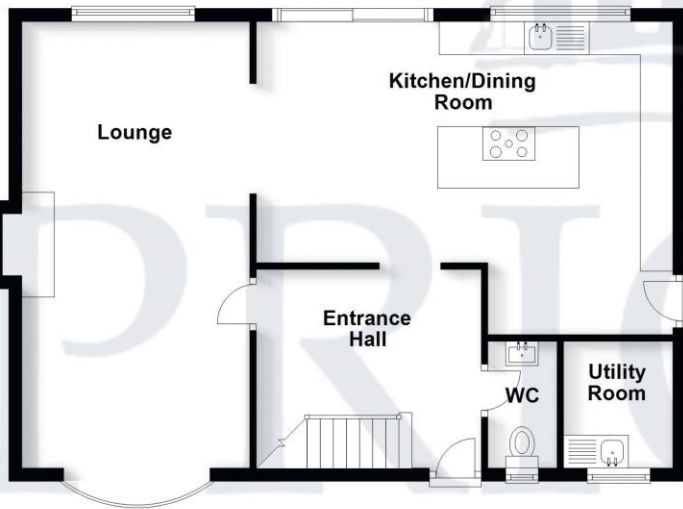
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 55). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 201
2 Solar water heating	£4,000 - £6,000	£ 132
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 579

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**Ground Floor**  
Approx. 733.3 sq. feet



**First Floor**  
Approx. 729.9 sq. feet



Total area: approx. 1463.1 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.

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.