



PRIORITY
PROPERTY SERVICES



3 Bedrooms. Fantastic Opportunity To Purchase An Extended Detached Family Home With Stunning Modern Fitted Dining Kitchen. Generous Elevated Plot With Excellent Views Over Toward Knypersley & Biddulph Moor On The Horizon.



Knype Way Knypersley Biddulph ST8 6PT

£199,500

ENTRANCE PORCH

uPVC double glazed door allowing access from the side. Upvc double glazed frosted window to the front. Centre ceiling light point. Low level double power point. Further door allowing access to the inner hallway.

INNER HALLWAY

Panel radiator. Ceiling light point. Door to walk-in under stairs store cupboard. Open turn flight staircase allowing access to the first floor galleried landing with uPVC double glazed frosted window on the half landing. Doors to principal rooms.

GROUND FLOOR - UTILITY ROOM

Range of fitted eye and base level units. Useful work surface with tiled splash backs and power points above. Plumbing and space for an automatic washing machine. Space for condenser dryer (if required). Modern (Valliant) gas combination central heating boiler. Ceiling light point. uPVC double glazed frosted window to the front.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with hot and cold taps. Tiled walls. Ceiling light point. Extractor fan.

DINING KITCHEN 22' 4" x 9' 6" (6.80m x 2.89m)

Excellent selection of quality fitted high gloss, eye and base level units, base units having real wood work surfaces and matching up-stands. Stainless steel effect one and half bowl sink unit. Various power points across the work surfaces. Built in electric hob with (Zanussi) stainless steel effect circulator fan/light above. Built in at eye level (Zanussi) stainless steel effect double electric oven. Excellent selection of drawer and cupboard space. Large larder cupboard surrounding the space and recess (ideal for American Style fridge freezer). Quality timber effect laminate flooring. Ceiling light points. Doors to both the entrance hall and lounge with timber single glazed bevel edged, double opening French doors allowing access and views into the lounge. Two uPVC double glazed windows to the side. uPVC double glazed window to the front allowing excellent panoramic views down towards Knypersley, up towards Biddulph Moor and Wicken Stone Rocks.

LARGE EXTENDED 'L' SHAPED LOUNGE DINER/STUDY AREA**Study Area 8' 10" x 5' 4" (2.69m x 1.62m)**

Panel radiator with thermostatic control. Coving to the ceiling with centre ceiling light point. Low level power points. Easy access to the 'L' shaped lounge diner.

Lounge Diner 16' 10" x 17' 10" minimum meas., excluding the study area, narrowing to 12' (5.13m x 5.43m)

Modern stainless steel effect wall mounted gas fire. Two panel radiators. Various low level power points. Coving to the ceiling with both wall and ceiling light points. Door allowing easy access to the entrance hall. Two single glazed bevel edged, double opening French doors allowing easy access and views into the dining kitchen. uPVC double glazed window to the rear. uPVC double glazed, double

opening French doors allowing easy access and views into the landscaped gardens to the rear.

FIRST FLOOR - LANDING

Turn flight staircase with half landing to the ground floor. uPVC double glazed frosted window on the half landing. Coving to the ceiling with centre ceiling light point. Loft access point (Nb. vendor informs us that the loft has a built in ladder, partially boarded and has light).

MASTER BEDROOM 13' 8" x 9' 8" both meas. are maximum and into units (4.16m x 2.94m)

Panel radiator with thermostatic control. Fitted bedroom furniture with various double opening doors, side hanging rails and built in storage shelving. Over-bed storage cabinets with wall lighting below. Built in dressing table. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the rear.

BEDROOM TWO 10' 8" x 8' 8" (3.25m x 2.64m)

Panel radiator with thermostatic control. Low level power points. Centre ceiling light point. uPVC double glazed window towards the rear.

BEDROOM THREE 9' 8" x 8' 10" (2.94m x 2.69m)

Panel radiator with thermostatic control. Low level power points. Ceiling light point. uPVC double glazed window to the front allowing fantastic panoramic views down towards Knypersley and Knypersley Church, over towards Biddulph Moor on the horizon.

FAMILY BATHROOM 8' 8" x 5' 10" (2.64m x 1.78m)

Modern three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. 'P' shaped bath with chrome coloured mixer tap, shower attachment and curved shower screen. Modern tiled walls and tiled floor. Modern towel radiator. Ceiling light point. uPVC double glazed frosted window towards the front elevation.

EXTERNALLY

The property is approached via a dropped curb, providing easy vehicle and pedestrian access to the extensive block paved driveway, providing off road parking for several vehicles. Secure gated, block paved pedestrian access down one side of the property to the rear garage. Outside water tap. Reception lighting. Raised shrub bed.

DETACHED GARAGE 19' 4" x 9' 2" at its widest point (5.89m x 2.79m)

Pitched roof detached garage. Power and light. Quality double opening timber doors to the front elevation allowing access. Good storage loft in the pitched roof (if required). Window to the rear and a double glazed sliding patio window and door to the side, allowing easy access to the enclosed garden.

REAR ELEVATION

Landscaped garden over three levels. First level is a good size flagged patio area, providing easy access to both the garage and lounge diner at the rear. Steps lead up to a lawned garden, set behind attractive brick walling with inset garden lighting. Good selection of established quality shrubs set behind attractive brick walling and timber railway sleepers. To the head of the garden there is a good size Indian Stone flagged patio area with external power points and lighting. Great place to enjoy the majority of the all-day to later evening sun. Timber fencing forms the boundaries.

SOLAR PANELS

This property benefits from 'Solar Panels' (Leased), therefore reducing household electricity costs. Please confirm all the relevant paperwork with your legal representative before committing to purchase.

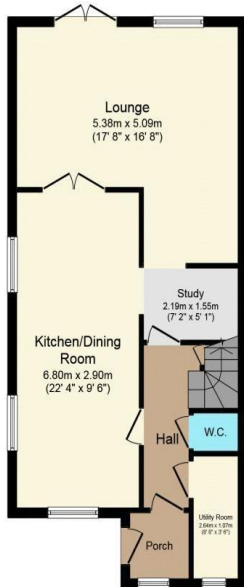
DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights' Turn right at the lights onto Newport Road, continue over the bridge and turn left into 'Lyneside Road'. Turn 1st right onto 'Lotus Avenue', continue towards the top, to where the property can be clearly identified by our Priory Property Services Board.

VIEWING

Is strictly by appointment via the selling agent.





Ground Floor

First Floor

Total floor area 91.85 sq. m. (988.68 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Performance Certificate



1, Knype Way, Knypersley, STOKE-ON-TRENT, ST8 6PT
 Dwelling type: Detached house
 Date of assessment: 06 November 2018
 Date of certificate: 06 November 2018
 Reference number: 9164-2816-7990-9208-2675
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 97 m²

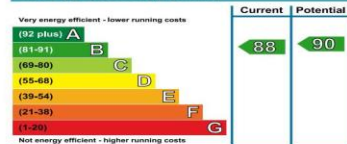
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,322
Over 3 years you could save £ 204

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£ 1,863 over 3 years	£ 1,746 over 3 years	
Hot Water	£ 261 over 3 years	£ 174 over 3 years	
Totals	£ 2,322	£ 2,118	You could save £ 204 over 3 years

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



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 50).
 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 - £8,000	£ 117
2 Solar water heating	£4,000 - £8,000	£ 90

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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.