



PRIORY

PROPERTY SERVICES



4 Bedrooms. Larger Than Average Semi Detached Family Home, The Property Has Been Extended Over The Years To Create A Wonderful Spacious Family Home & More Recently Beautifully Modernised To A Very High Standard Throughout.



Park Lane Knypersley Biddulph ST8 7BG

£245,000

ENTRANCE HALL

Attractive tiled floor. Modern panel radiator. Stairs allowing access to the first floor landing. Ceiling light point. uPVC double glazed large window and door to the side elevation.

BAY FRONTED LOUNGE 14' 2" maximum into the chimney recess x 13' 0" maximum into the bay (4.31m x 3.96m)

Exposed brick fireplace with tiled hearth. Quality timber effect laminate flooring. Two modern panel radiators. Low level power points. TV point. uPVC double glazed window to the side. Attractive uPVC double glazed bay window to the front. Allowing pleasant views of the long front garden. Archway leading to a walk-in under-stairs store cupboard with light point. Coving to the ceiling with ceiling light point.

DINING KITCHEN 14' 4" maximum into the units x 10' 10" (4.37m x 3.30m)

Excellent selection of new modern fitted eye and base level units. Base units having extensive modern timber effect work surfaces above. Attractive tile splash-back with various power points over the work surfaces. Down lighting above the surfaces. Built-in modern sink unit with drainer and mixer tap. Built-in four ring gas hob with modern circulator/fan above. Built-in electric oven below. Selection of drawer and cupboard space including a wine rack into the base unit. Ample space for free stand fridge/freezer. Attractive stone tiled floor. Modern panel radiator. Recess lighting and feature LED lighting to the ceiling. uPVC double glazed window to the rear. Part glazed doors allowing access to both the entrance hall and the utility.

UTILITY ROOM 8' 0" maximum into the recess x 6' 2" (2.44m x 1.88m) approx.

Modern selection of base units with timber effect work surfaces above. Attractive tile splash-backs. Modern sink unit with drainer and mixer tap. Plumbing and space for washing machine. Ample space for dryer if required. Stone tiled floor. Modern panel radiator. Modern Worcester gas combination boiler. Centre ceiling light point. Recessed LED ceiling light above the sink unit. Access to the ground floor cloakroom. uPVC double glazed window to the rear allowing pleasant views of the garden. uPVC double glazed door to the garden.

GROUND FLOOR CLOAKROOM

Low level w.c. Stone tiled floor. Recess ideal for cloaks.

FIRST FLOOR GALLERIED LANDING

Loft access point with easy access via a loft ladder, loft is partially boarded and has light. Coving to the ceiling with centre ceiling light point. Doors to principal rooms.

BEDROOM 1 14' 10" x 11' 0" (4.52m x 3.35m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing fantastic views out across Park Lane and partial views towards Mow Cop at one side.

BEDROOM 2 12' 6" x 8' 6" (3.81m x 2.59m)

Panel radiator. Low level power points. Recess ideal for wardrobes. uPVC double glazed window to the rear allowing great views over the rear garden and fantastic views up towards Wicken Stone rocks on the horizon.

BEDROOM 3 12' 6" maximum into the recess x 8' 5" (3.81m x 2.56m)

Panel radiator. Low level power points. Recess ideal for wardrobes. uPVC double glazed window to the front allowing great views out across Park Lane and partial views towards Mow Cop on the horizon.

BEDROOM 4 7' 6" x 7' 2" (2.28m x 2.18m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear allowing great views.

FAMILY BATHROOM 7' 6" x 7' 2" (2.28m x 2.18m)

New modern three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Shower bath with chrome coloured hot and cold taps. Chrome coloured mixer shower with rain head shower above. Ceiling light point. Additional lighting/ceiling fan. Radiator with towel rail. Timber effect lino flooring. uPVC double glazed frosted window towards the rear elevation.

EXTERIOR

Property is approached via an original low level stone wall with privet hedge beyond. Established hedging to either side of a long front concrete driveway. Driveway extends out to the front for additional parking. Provides easy access to the side driveway and beyond to the rear with parking space. Good sized lawned area. Mature tree. The side of the property has a canopied area that runs under the property with lighting and access to the entrance hall. Pedestrian and vehicle access beyond a set of timber gates to the rear of the property. The rear of the property has a sizeable indian stone flagged patio area off the rear utility. Lighting. Outside water tap. Quality double opening timber gates providing secure parking and easy access to the driveway. Larger concrete hard standing that leads onto a gravelled and flagged driveway to the garage at the head of the garden. Long lawn garden with established shrub and flower beds. Timber fencing forming the boundary down one side of the property to the rear.

GARAGE 17' 6" x 13' 10" widest point (5.33m x 4.21m) approx.

Sizeable garage with up and over door to the front. Power and light.

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

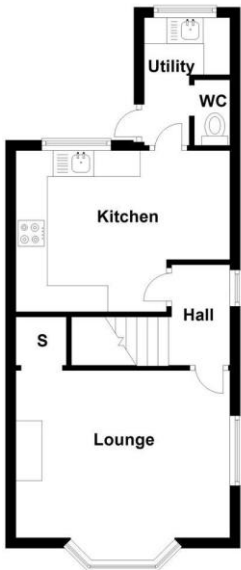
PROPERTY SERVICES

Biddulph's Award Winning Team





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Address:
Park Lane, Knypersley

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.