



PRIORITY

PROPERTY SERVICES



4 Bedrooms. Extended Semi Detached Family Home Located At The Head Of A Quiet Cul-De-Sac. Entrance Porch, Generous Lounge, Dining Kitchen With B/I Apps & Garden Rm Off. Master Bed With En-Suite & Family Bathroom. Upvc D/G & Gas C/H.



8 Lanchester Close Knypersley Biddulph ST8 6SB

£215,000

ENTRANCE PORCH

Brick construction with sloped roof. Tiled modern floor. Wall light point. uPVC double glazed windows to both the side and front elevations. uPVC double glazed double opening french doors to the front. uPVC door with uPVC double glazed window to the lounge.

LOUNGE 15' 2" x 12' 6" (4.62m x 3.81m)

Gas fire set in an attractive timber surround with decorative tiled inset and hearth. TV and telephone points. Wall and ceiling light points. Coving to the ceiling. Panel radiator. Useful under-stairs store cupboard. Built-in shelving and drawer set. uPVC double glazed bow window to the front elevation. Double opening part glazed french doors allowing access into the dining kitchen.

DINING KITCHEN 15' 5" x 8' 10" maximum into the units (4.70m x 2.69m)

Range of quality fitted eye and base level units. Base units having work surfaces above. Various power points over the work surfaces. Built-in Zanussi electric hob with Hotpoint circulator fan/light above. Quality built-in Neff double electric oven below. Stainless steel sink unit with drainer and mixer tap. Built-in fridge and freezer side by side into the base units. Good selection of drawer and cupboard space. Vinyl floor to the kitchen area. Ceiling light point. Inset lighting above the sink. Carpet to the dining area. Panel radiator. Double opening part glazed french doors allowing access into the lounge. Double opening part glazed french doors allowing access into the conservatory at the rear. Single glazed window into the conservatory.

CONSERVATORY 13' 10" x 7' 2" (4.21m x 2.18m)

Brick built flat roofed conservatory. Power and light. Panel radiator. uPVC double glazed window to the rear allowing pleasant views of the garden. uPVC double glazed window and door allowing access to the garden and side patio.

FIRST FLOOR LANDING

Loft access point. Double opening doors to a cylinder cupboard with slatted shelves. Doors to principal rooms. Low level power point. Ceiling light point.

BEDROOM 1 14' 2" to the door fronts x 10' 0" maximum into the units. (4.31m x 3.05m)

Selection of fitted wardrobes with various double opening doors, side hanging rails and over bed storage cabinets. Matching bed side cabinets. Dressing table. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front. Double opening doors allowing access into the en-suite shower room.

EN-SUITE 9' 10" maximum into the shower x 4' 10" (2.99m x 1.47m)

Recently modernised split level with quality tiled floor with underfloor heating. Low level w.c. Wash hand basin set in an attractive vanity unit with cupboard space below. Chrome coloured mixer tap above. Wall mounted mirror with built-in lighting. Quality tiled walls. Large walk-in double shower with glazed shower screen. Chrome coloured Aqualisa mixer shower. Separate loft for access to the pump for the shower.

Chrome coloured panel radiator. Ceiling light point. uPVC double glazed frosted window to the rear.

BEDROOM 2 13' 0" x 9' 4" (3.96m x 2.84m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac.

BEDROOM 3 11' 6" x 7' 4" (3.50m x 2.23m)

Panel radiator. Low level power points. Built-in wardrobe with double opening louvre doors. Built-in shelving and side hanging rail. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views of the private garden to the rear.

BEDROOM 4 7' 0" x 6' 0" (2.13m x 1.83m)

Sliding door allowing access to the room. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation allowing pleasant views of the cul-de-sac.

FAMILY BATHROOM 7' 10" x 5' 5" (2.39m x 1.65m)

White suite comprising low level w.c. with concealed cistern and work surface above. Wash hand basin set in an attractive vanity unit with cupboard space below. Mixer tap. Fitted wall cabinet with mirror. Panel bath with mixer tap. Electric Gainsborough shower above. Shower rail and curtain. Quality tiled walls. Vinyl flooring. Panel radiator. uPVC double glazed frosted window to the rear elevation.

EXTERIOR FRONT

Property is approached via a pressed concrete wide driveway allowing off road parking plus easy vehicle access to the integral garage. Low maintenance gravel border to the front. Secure gated access down one side of the property to the rear. Security lighting.

GARAGE 20' 5" x 10' 2" (6.22m x 3.10m) maximum

Electrically operated roller shutter door to the front. Power and light. uPVC double glazed window to the rear. uPVC door allowing access to the rear garden. Plumbing and space for a washing machine. Ample space for dryer if required. Fitted stainless steel sink unit with hot and cold taps. Worcester Greenstar Ri gas central heating boiler.

EXTERIOR REAR

Rear of the property has a good sized landscaped garden with flagged patio that surrounds the brick built conservatory. Security lighting. Ample space for patio set if required. Easy pedestrian access to the garage via the uPVC door. Outside water tap. Good sized patio to the side of the garage ideal hardstanding for greenhouse/shed. Secure gated access to the front. Boundaries formed by mix of original walling and timber fencing. Steps leading up to a good sized patio garden with gravel and meandering pathways. Mature trees to the boundary.

VIEWING

Is strictly by appointment via the selling agent.

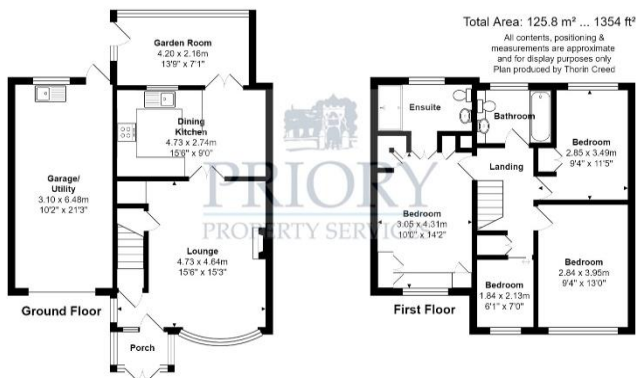
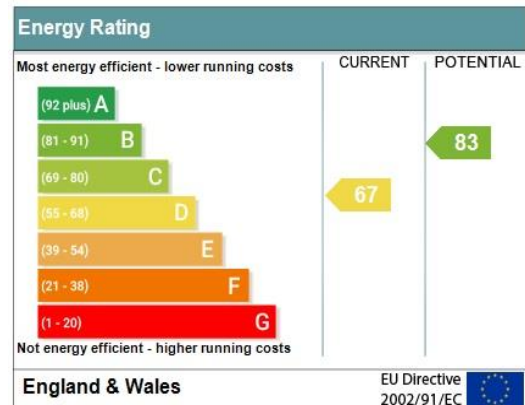


Biddulph's Award Winning Team





Address: LANCHESTER CLOSE, BIDDULPH, BIDDULPH, ST8 6SB
 RRN:



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.