



3 Bedrooms. Semi Detached Family Home Within A Popular Residential Location, Close To Walks & Schools. Pleasant Garden To The Rear. Modern Fitted Dining Kitchen & Generous Lounge. First Floor Family Bathroom. No Upward Chain!



ENTRANCE HALL

Timber effect laminate floor. Panel radiator. Low level power point. uPVC double glazed window to the side and front plus uPVC double glazed door allowing access into the property.

'L' SHAPED LOUNGE 15' 6" maximum into the stairs x 15' 2" (4.72m x 4.62m)

'Living Flame' gas fire set in an attractive modern surround and hearth. Television point. Low level power points. Under stairs recess with open staircase allowing access to the first floor. Coving to the ceiling with wall and ceiling light points. uPVC double glazed window towards the front elevation. New modern fitted carpet. Central heating thermostat control.

DINING KITCHEN 15' 5" x 9' 2" (4.70m x 2.79m)

Modern selection of fitted eye and base level units, base units having work surfaces above with attractive tiled splash backs. Various power points across the work surfaces. Built in stainless steel one and half bowl sink unit with drainer and mixer tap. Four ring stainless steel effect gas hob with built in combined (NEFF) oven and (Servis) grill below. (Hotpoint) circulator fan/light above. Plumbing and space for an automatic washing machine. Plumbing and space for an automatic washing machine. Good selection of drawer and cupboard space. Attractive 'tile effect' laminate floor to the kitchen area and new modern carpet to the dining area. Space for fridge. Wall mounted (Potterton) gas central heating boiler. Panel radiator. Two ceiling light points. uPVC double glazed windows to both the side and rear elevations. uPVC double glazed door allowing access to the rear.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Loft access point. Low level power point. Doors to principal rooms. uPVC double glazed frosted window to the side. New fitted carpet to the stairs. Double opening louver doors allowing access to a cylinder cupboard.

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

Range of quality free standing wardrobes and matching bedside cabinets. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front.

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

Modern free standing wardrobe with sliding front. Built in store cupboard (could easily be converted for wardrobe purposes). Panel radiator. Small entrance recess area. uPVC double glazed window allowing pleasant views of the garden with views over towards 'Knypersley Hall' on the horizon.

BEDROOM THREE 6' 10" x 6' 0" (2.08m x 1.83m)

Timber effect laminate flooring. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the front.

BATHROOM 8' 0" x 5' 6" approximately (2.44m x 1.68m)

Three piece modern 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap. Electric (Mira) shower over the bath with glazed shower screen. Quality tiled walls. Panel radiator. Ceiling light point. Timber effect vinyl flooring. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a flagged driveway allowing off road parking and easy vehicle access to the side and rear. Front garden is mainly low maintenance with a flagged area and centre established shrub. Driveway continues down the side, providing additional parking.

REAR ELEVATION

The rear has an extensive flagged patio area that surrounds the pre-fabricated garage. Timber fencing down one side. Steps lead down to a good size flat lawned garden towards the head of the garden. Hardstanding for timber shed (timber shed included). Established conifer trees forming the boundaries. Garden backs onto the bridle path at the rear.

PRE-FABRICATED GARAGE

Pre-fabricated garage with pitched roof. Up-and-over door to the front. uPVC double glazed window to the side. Quality door to the side. Power and light.

DIRECTIONS

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

NO UPWARD CHAIN!**DO YOU HAVE A PROPERTY TO SELL?**

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.



Biddulph's Award Winning Team



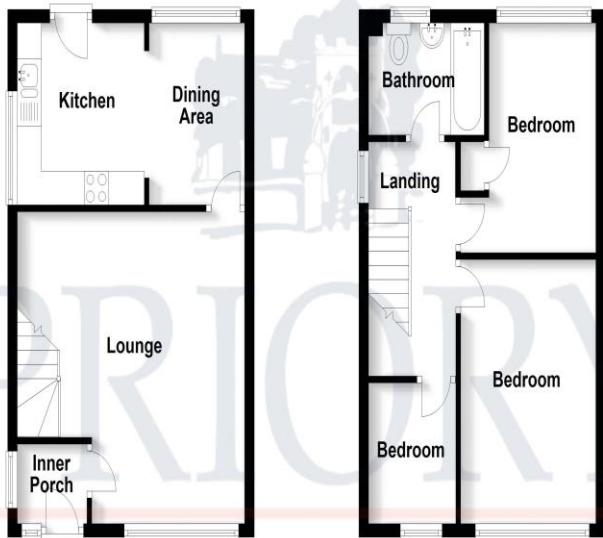


Ground Floor

Approx. 35.1 sq. metres (378.3 sq. feet)

First Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



Total area: approx. 70.3 sq. metres (756.5 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.

Energy Performance Certificate



53, Lyneside Road, Knypersley, STOKE-ON-TRENT, ST8 6SD

Dwelling type: Semi-detached house
Date of assessment: 15 November 2018
Date of certificate: 15 November 2018
Reference number: 8491-3456-2129-2597-7983
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

Use this document to:

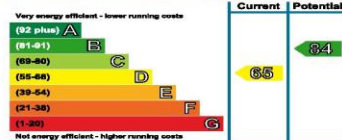
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,388
Over 3 years you could save	£ 561

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 165 over 3 years	You could save £ 561 over 3 years
Heating	£ 1,620 over 3 years	£ 1,422 over 3 years	
Hot Water	£ 435 over 3 years	£ 240 over 3 years	
Totals	£ 2,388	£ 1,827	

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 60).
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 Internal or external wall insulation	£4,000 - £14,000	£ 93
2 Floor insulation (suspended floor)	£800 - £1,200	£ 153
3 Increase hot water cylinder insulation	£15 - £30	£ 36

See page 3 for a full list of recommendations for this property.

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 or call 0300 123 1234 (standard national rate). 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.