



PRIORITY

PROPERTY SERVICES



4 Double Bedrooms. A Fabulous Period Detached Family Home Of Immense Charm & Character. Sympathetically Restored To A High Standard & Within A Short Walk Of Local Reputable Schools & Amenities. Large Tandem Garage + Annex.



Tunstall Road Knypersley Biddulph

£450,000

RECEPTION HALLWAY

New modern double glazed composite door to the front elevation with large double glazed window above. Impressive original timber oak parquet flooring. Two panel radiators, both with thermostatic controls. Low level telephone point. Various low level power points. Original coving to the ceiling with ceiling light points. Original picture rails. Long reception hall widens out to the rear. Impressive original open spindle staircase allowing access to the large galleried landing. To the rear of the hallway there is a brand new composite double glazed stable door allowing easy pedestrian access and views out to the rear. Quality oak doors to principal rooms. Oak door with steps leading down to a small pantry (originally a cold store) with painted stone plinths on brick posts with power and light.

LARGE BAY FRONTED DINING ROOM 17' 2" maximum into the bay x 14' 6" (5.23m x 4.42m)

Panel radiator with thermostatic control. Various low level power points. Original coving to the ceiling with centre ceiling light point. Original picture rails. Attractive timber fire surround with tiled inset and hearth. Large walk-in bay with uPVC double glazed windows to the front allowing pleasant views of the front garden.

LOUNGE 15' 0" x 14' 0" maximum into the chimney recess (4.57m x 4.26m)

Original impressive oak parquet flooring. Open fire set in an attractive timber surround with decorative tiled inset and hearth. Original coving to the ceiling with centre ceiling light point. Original picture rails. uPVC double glazed window to the side elevation and upVC double glazed windows to the front elevation allowing pleasant views of the front garden.

BREAKFAST KITCHEN 13' 10" x 11' 10" (4.21m x 3.60m)

Recently modernised bespoke selection of high quality, high gloss eye and base level units, base units having extensive granite work surfaces with matching up-stands and breakfast bar/food preparation area. Attractive tiled walls. Various power points and downlighting across the work surfaces. Built in induction (AEG) hob with matching (AEG) extractor fan/light above. Matching (AEG) electric fan assisted oven and grill combined below. Built in one and half bowl sink unit with drainer and mixer tap (incorporating waste disposal). Built in (Lamona) washing machine. Built in (Lamona) dryer. Large tall (Lamona) fridge and freezer side-by-side set within attractive units. Small breakfast bar area. Excellent selection of drawer and cupboard space. Low level electric floor heating. Attractive tiled flooring. Wall mounted (Baxi) gas combination central heating boiler concealed in an eye unit. Inset modern LED lighting. uPVC double glazed windows to both side and rear elevations, rear allowing pleasant views of the garden and partial views beyond of open fields and woodland.

DINING/FAMILY ROOM 14' 8" x 10' 6" (4.47m x 3.20m)

Original quality oak parquet flooring. Large fireplace with timber surround, tiled inset and hearth. Panel radiator with thermostatic control. Original picture rail and original coving to the ceiling with centre ceiling light point. uPVC double glazed window allowing views to the rear. Further door allowing access to the inner porch.

INNER PORCH

Attractive tiled floor. Ideal place for cloaks with useful cloak stand to the wall. Further door allowing access to the attached garage.

ATTACHED TANDEM GARAGE 29' 0" in length x 11' 4", narrowing to 9'8" approximately to the rear (8.83m x 3.45m)

Long tandem garage with high polished tiled floor. Two panel radiators. Various low level power points. Lighting. Electrically operated up-and-over door to the front elevation. UTILITY AREA to the rear with plumbing and space for washing machine. Double opening doors allowing access into the ANNEX .

ANNEX (To The Rear Of The Garage) 13' 10" x 13' 6", narrowing to 11'10" (4.21m x 4.11m)

Pitched roof construction. High polished tiled floor. Panel radiator. Low level power points. Ceiling light points. Double opening doors allowing easy access to the rear of the tandem garage. uPVC double glazed by-folding doors to the side elevation allowing easy access and pleasant views to the large flagged patio at the rear. Storage loft with easy access. Further door allowing easy access into the shower room.

SHOWER ROOM/W.C. (To The Rear Of The Annex) 10' 6" x 5' 8" (3.20m x 1.73m)

Smart white suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with matching fitted mirror, inset lighting and shaving point above. High polished tiled flooring. Chrome coloured towel radiator and panel radiator with thermostatic control. Large double shower with tiled walls, glazed doors and chrome coloured mixer shower. Extractor fan. uPVC double glazed frosted window to the side elevation.

FIRST FLOOR - LARGE GALLERIED LANDING 19' 0" x 7' 4" (5.79m x 2.23m)

Original newel stair posts with oak open spindle staircase allowing access to the ground floor reception hall. Various low level power points. Original picture rail. Centre ceiling light point. Small loft access. Quality oak doors allowing access to principal rooms. uPVC double glazed window to the front elevation.

MASTER BEDROOM 14' 10" x 14' 0" (4.52m x 4.26m)

Panel radiator with thermostatic control. Various low level power points. Telephone point. Original fire surround with decorative tiled inset and hearth. Original picture rail and ceiling light point. Two uPVC double glazed windows to the front allowing pleasant views over towards Knypersley Church. uPVC double glazed window to the side elevation.

BEDROOM TWO 14' 6" x 14' 6" square (4.42m x 4.42m)

Panel radiator with thermostatic control. Various low level power points. Original picture rail and ceiling light point. Two large double glazed windows to the front elevation allowing pleasant views out towards Knypersley Church to one side.

BEDROOM THREE 14' 0" x 12' 0" (4.26m x 3.65m)

Panel radiator with thermostatic control. Various low level power points. Original fire surround with tiled inset and hearth. Original picture rail. Ceiling light point. uPVC double glazed windows to both the side and rear elevations, rear allowing pleasant views over towards open fields and towards Mow Cop on the horizon in the winter months.

BEDROOM FOUR 14' 10" x 10' 10" (4.52m x 3.30m)

Panel radiator. Various low level power points. Original fire surround with tiled hearth. Door to a useful built in wardrobe with side hanging rail. Original picture rail. Ceiling light point. uPVC double glazed window towards the rear elevation.

FAMILY BATHROOM 10' 10" x 7' 10" (3.30m x 2.39m)

Impressive, recently modernised white suite comprising of a low w.c. Twin wash hand basins, both with chrome coloured mixer tap, fitted mirror and LED strip lighting above with useful cabinets to either side of the mirror. Built in storage cupboards below. Large modern bath with chrome coloured mixer tap and shower attachment. Very generous shower area with tiled walls and floor, large glazed shower screen, chrome coloured mixer shower with rain head shower above. Inset ceiling lights. Extractor fan. Chrome coloured towel radiator. Attractive quality tiled floor and walls. uPVC double glazed window to the rear elevation.

EXTERNALLY

The property is approached via an extensive gravelled driveway providing ample off road parking and easy vehicle access to the large attached tandem garage. Large entrance gate posts with electrically operated double opening gates. Extensive lawned garden to both the front and side elevations.

REAR

Extensive flagged patio surrounded by low level walling and providing easy access to the annex and reception hall. Large private flat lawned garden. Hard standing for timber shed.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed South along the by-pass and through Knypersley traffic lights. Continue for a short distance to where the property can be clearly identified on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.







Energy Performance Certificate

160, Tunstall Road, Knypersley, STOKE-ON-TRENT, ST8 7AF

Dwelling type: Detached house Reference number: 0168-2889-7896-2620-3771
 Date of assessment: 21 January 2020 Type of assessment: RUCAP existing dwelling
 Date of certificate: 21 January 2020 Total floor area: 177 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 for dwelling for 3 years: £ 5,580
Over 3 years you could save: £ 1,299

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 438 over 3 years	£ 312 over 3 years	
Heating	£ 4,815 over 3 years	£ 3,542 over 3 years	
Hot Water	£ 297 over 3 years	£ 297 over 3 years	
Total	£ 5,550	£ 4,251	

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

Very energy efficient - lower heating costs

Current: G Potential: C

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. Cavity wall insulation	£500 - £1,500	£ 1,817
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 174
3. Low energy lighting for all fixed outlets	£20	£ 108

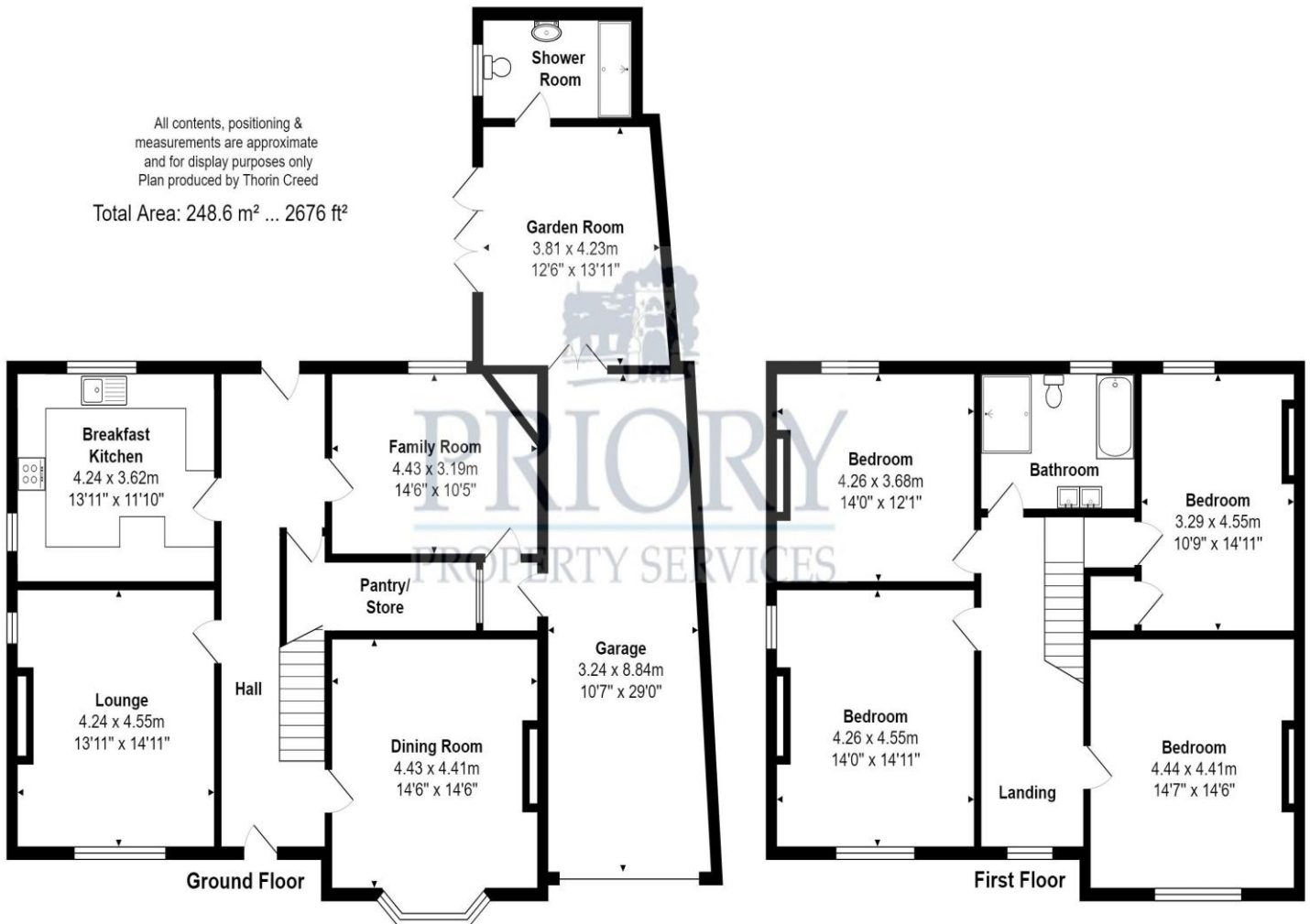
See page 3 for a full list of recommendations for this property

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

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All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Total Area: 248.6 m² ... 2676 ft²



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.