



PRIORITY

PROPERTY SERVICES



4 Double Bedrooms. Detached Traditional Bay Fronted Family Home. Fantastic Semi Rural Position Occupying A Larger Than Average Mature Plot With Far Reaching Views. Two Reception Rooms & Dining Kitchen. Available For Viewings.



Park Lane Knypersley Biddulph ST8 7PN

£360,000

RECEPTION HALL

Canopied entrance with Minton tiled step, ceiling light point and uPVC double glazed door allowing access to the reception hall. Reception hall has attractive Minton tiled floor. Modern panel radiator. Stairs allowing access to the first floor gallery landing. Low level power point. Cupboard built into the under stairs recess. Ceiling light point. uPVC double glazed window and door towards the front elevation. Original oak timber doors allowing access to principal rooms. Home alarm system point.

THROUGH LOUNGE DINER 26' 8" max into the bay x 15' 5", narrowing to 12' 4" in the dining area (8.12m x 4.70m)

High quality oak effect (Karndene) flooring. Three modern panel radiators with thermostatic controls. Various low level power points. Two ceiling light points. Various wall light points. Wall mounted electric fire. Television and telephone points. Towards the front elevation there is an attractive walk-in bay with uPVC double glazed windows allowing pleasant views of Park Lane. uPVC double glazed modern sliding patio window and door allowing fantastic views of the long established rear garden.

BAY FRONTED FORMAL DINING ROOM/FAMILY**ROOM** 14' 0" max. into the bay x 12' 4" max. into the chimney recess (4.26m x 3.76m)

Modern panel radiator with thermostatic control. Open fire set in a stone surround with tiled hearth. Television point. Low level power points. Wall and ceiling light points. Attractive walk-in bay with uPVC double glazed window to the front elevation.

DINING KITCHEN/UTILITY 14' 0" max. into the bay x 11' 4" min. excluding the utility recess (4.26m x 3.45m)

Selection of smart fitted eye and base level units, base units having extensive timber effect work surfaces above. Various tiled splash backs and power points over the work surfaces. Built in stainless steel one and half bowl sink unit with drainer and mixer tap. Slide-in electric (Creda) cooker. Good selection of drawer and cupboard space. Ample space for free-standing fridge or freezer. Original tiled floor. Serving hatch to the through lounge diner. Ceiling light points. Useful utility recess with plumbing and space for washing machine and dryer. Ample space for dryer to one side. Modern wall mounted gas combination central heating boiler which along with the full central heating system and all radiators in the house has been very recently installed. Additional ceiling light. Large uPVC double glazed window allowing great views of the established long rear gardens.

SIDE PORCH

uPVC double glazed door allowing access to the side driveway. Further door allowing access to cloakroom/w.c.

CLOAKROOM/W.C.

Low level w.c. Tiled floor. Ceiling light point. uPVC double glazed frosted window to the side. Wall mounted electric heater.

FIRST FLOOR - GALLERIED LANDING

Modern panel radiator with thermostatic control. Ceiling light point. uPVC double glazed window to the front elevation allowing pleasant views over towards Park Lane, down towards Congleton Edge on the horizon.

MASTER BEDROOM 12' 4" max. into the wardrobes x 12' 4" (3.76m x 3.76m)

Modern panel radiator with thermostatic control. Built in wardrobes with double opening louver doors, incorporating hanging rails. Built in dressing table with mirror plus inset lighting. Wash hand basin with hot and cold tap and tiled splash back. Ceiling light point. Two uPVC double glazed windows to the rear with great views of the long garden, plus fantastic views over open countryside beyond.

BEDROOM TWO 12' 6" max. into the recess x 12' 4" (3.81m x 3.76m)

Modern panel radiator with thermostatic control. Low level power points. Centre ceiling light point. Built in storage cupboard. Wash hand basin with hot and cold tap and tiled splash back. uPVC double glazed window allowing fantastic views over the long garden and open countryside beyond.

BEDROOM THREE 12' 4" x 12' 4" max. into the wardrobes (3.76m x 3.76m)

Modern panel radiator with thermostatic control. Built in bedroom furniture with various double opening doors, built in hanging rails. Over bed storage cupboards with matching bedside cabinets below. Built in dressing table and mirror. Ceiling light point. uPVC double glazed window to the front allowing views over Park Lane and down towards Congleton Edge on the horizon.

BEDROOM FOUR 12' 4" x 12' 4" max. into the recess (3.76m x 3.76m)

Modern panel radiator with thermostatic control. Low level power points. Ceiling light point. Useful recess to either side of the chimney breast for wardrobes. uPVC double glazed window to the front elevation allowing pleasant views down Park Lane and towards Congleton Edge on the horizon.

FAMILY BATHROOM 8' 8" x 6' 0" (2.64m x 1.83m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold tap. Panel bath with mixer tap and electric shower over. Former cylinder cupboard. Ceiling light point. uPVC double glazed window to the rear.

EXTERNALLY

The property is approached via an original stone wall with wide tarmac driveway providing off road parking. Brick gate posts and double opening gates provide ample off road parking to the rear and beyond. Front has two generous lawned areas to the left and right of the driveway entrance. Established shrubs form the boundaries. Steps lead up to a block paved pathway towards the canopied entrance, allowing easy pedestrian access to the entrance hall. Easy pedestrian access can be gained from either side of the property to the rear.

REAR ELEVATION

Concrete patio area with easy pedestrian access from either side of the property to the front. Boundaries are formed by a mixture of stone walling to one side and established privet hedge to the other, allowing excellent views over open countryside to the rear.

BRICK BUILT OUTHOUSE

Attached to the property is a small brick built outhouse. Built in shelving and light.

PRE-FABRICATED DOUBLE DETACHED GARAGE 22' 8" x 17' 4" both meas. approximate (6.90m x 5.28m)

A large pre-fabricated double detached garage is located to the head of the garden. Single doors to the front. Security lighting. Large timber shed to one side. Further hardstanding for caravan/boat etc. Power, light and alarm.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass, turning left at 'Knypersley' traffic lights onto 'Park Lane'. Continue up the hill, over the mini roundabout towards 'Rock End', to where the property can be clearly identified by our 'Priory Property Services' board on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.

DO YOU HAVE A PROPERTY TO SELL?

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Energy Performance Certificate HM Government

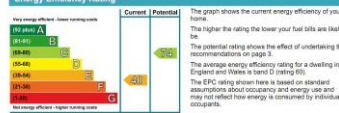
184, Park Lane, Knypersley, STOKE-ON-TRENT, ST8 7PN
 Dwelling type: Detached house Reference number: 8236-7222-4200-1219-9906
 Date of assessment: 01 February 2016 Type of assessment: PAS24/7, existing dwelling
 Date of certificate: 04 February 2016 Total floor area: 145 m²

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: £6,000
 Over 3 years you could save: £2,694

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£435 over 3 years	£234 over 3 years	
Heating	£4,599 over 3 years	£2,793 over 3 years	You could save £2,894 over 3 years
Hot Water	£,966 over 3 years	£,278 over 3 years	
Totals	£6,000	£3,306	

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 132
2 Floor insulation (suspended floor)	£300 - £2,000	£ 471
3 Add additional 80 mm jacket to hot water cylinder	£10 - £30	£ 51

See page 3 for a full list of recommendations for this property. To receive advice on energy measures you can take to reduce your energy bills, visit www.energyhelp.gov.uk or call freephone 0800 444422. The Green Deal only enables you to make your home warmer and cheaper to run.

184, Park Lane, Knypersley, STOKE-ON-TRENT, ST8 7PN
 01827 255552
 www.prioryproperty.com

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.