



PRIORITY
PROPERTY SERVICES



3 Bedrooms. A Very Rare Opportunity To Purchase This Stunning Traditional Semi Detached Family Home Occupying A Much Larger Than Average Corner Position. Bay Fronted Lounge. Separate Dining Room & Modern Fitted Kitchen.



Tunstall Road Knypersley Biddulph ST8 7AE

£235,000

RECEPTION HALL

Stunning L-shaped reception hall with original timber parquet flooring. Open spindle staircase allowing access to the first floor galleried landing. Panel radiator. Centre ceiling light point. uPVC double glazed window. Composite door to the front elevation. Doors to principal rooms. Useful walk-in under-stairs store cupboard with shelving and light. Low level power point.

BAY FRONTED LOUNGE 12' 0" maximum into the chimney, excluding the bay x 11' 4" (3.65m x 3.45m)

Living flame gas fire set in an attractive cast iron surround and decorative tiled hearth. Original parquet flooring. Concealed radiator. TV point. Low level power points. Centre ceiling light point. Attractive picture rail. Walk in bay with uPVC double glazed windows to both the front and side elevations allowing pleasant views to the landscaped gardens to the front.

DINING ROOM 11' 10" x 10' 10" maximum to the chimney recess (3.60m x 3.30m)

Living flame gas fire set in an attractive modern surround with inset and hearth. Panel radiator. Low level power points. TV point. Coving to the ceiling with centre ceiling light point. uPVC double glazed double opening french doors allowing easy access and pleasant views to the landscaped rear garden.

KITCHEN 15' 2" x 6' 4" (4.62m x 1.93m)

Lovely selection of bespoke fitted eye and base level units. Base units having extensive timber effect work surfaces above with matching up-stands. Various power points across the work surfaces. Built-in Whirlpool electric induction hob with Whirlpool electric fan assisted oven below. Circulator fan/light above. Ceramic Lamona one and half bowl sink unit with mixer tap and drainer. Built-in 50/50 split fridge/freezer. Built-in Whirlpool washing machine. Built-in Hotpoint slimline dishwasher. Excellent drawer and cupboard space. Quality tiled effect flooring. Wall mounted gas boiler. Ceiling light points. Panel radiator. Two uPVC double glazed windows to the side. uPVC double glazed door to the side allowing access to the canopied entrance to the side garden.

GALLERIED LANDING

L-shaped. Panel radiator. Low level power points. Doors to principal rooms. Loft access point. uPVC double glazed window to the front that enjoys the later afternoon sun.

BAY FRONTED MASTER BEDROOM 12' 0" maximum into the recess x 11' 5" (3.65m x 3.48m) both excluding the bay

Timber effect laminate flooring. Panel radiator. TV point. Low level power points. Picture rail. Centre ceiling light point. Attractive walk-in bay with uPVC double glazed windows to the both the side and front elevation. The front allowing pleasant views over towards Knypersley.

BEDROOM 2 12' 0" x 8' 10" maximum into the recess (3.65m x 2.69m)

Built-in wardrobe with double opening doors. Panel radiator. Low level power points. Centre ceiling light point. Picture rail. uPVC double glazed window towards the rear.

BEDROOM 3 8' 6" excludes entrance recess x 8' 6" (2.59m x 2.59m)

Panel radiator. Low level power points. Cylinder cupboard with double opening doors. Centre ceiling light point. uPVC double glazed window towards the rear.

FAMILY BATHROOM 7' 8" x 5' 6" (2.34m x 1.68m)

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps. Panel bath with hot and cold taps. Bath has an electric Gainsborough shower above. Shower screen. Tile walls. Panel radiator. Towel radiator. Ceiling light point. uPVC double glazed frosted window towards the side elevation.

EXTERNALLY 14' 10" x 9' 8" (4.52m x 2.94m) Garage

Brick built pitched roof garage with double opening timber doors to the front elevation. Power and light. uPVC double glazed windows to both the side and rear elevation. The front property boundaries are formed by original low level stone walling. Extremely well stocked flower and shrub borders. Hedgerows forming the front and side boundaries. Front garden is a mainly laid to lawn sizeable garden with a large, wide pressed concrete driveway. Allows easy access to the garage and extensive off road parking to the front. Canopied entrance to the front. Wide area to the side of the property with a new resin pathway to the side. Further elevated resin patio area to one side edged in railway sleepers that enjoys the majority of the all day to late evening sun. Small canopied entrance with lantern reception light allowing easy pedestrian access to the kitchen. Outside water tap. Small former coal-house to the rear that currently houses the gas metre. The rear of the property has a natural stone flagged patio area that surrounds the rear off the dining room with a surrounding gravel and low level wall. Step onto a large mature garden with mature trees and shrubs. Timber fencing and brick walling forming the boundaries.

VIEWING

Is strictly by appointment via the selling agent.

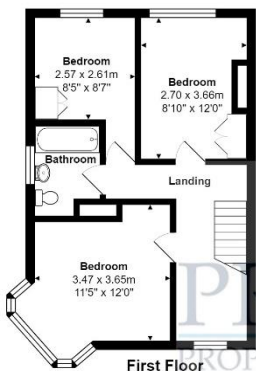


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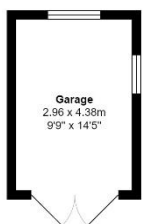
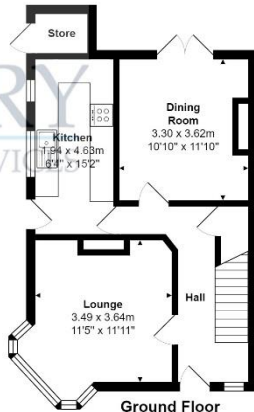
Biddulph's Award Winning Team





Total Area: 106.2 m² ... 1143 ft²

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



Energy Performance Certificate HM Government

151, Tunstall Road, Knypersley, STOKE-ON-TRENT, ST8 7AE
 Dwelling type: 2-in row terraced house Reference number: 5053 3020 Y551 2550 4081
 Date of assessment: 20 July 2020 Type of assessment: Full EPC, existing dwelling
 Date of certificate: 21 July 2020 Total floor area: 92 m²

Use this document for:

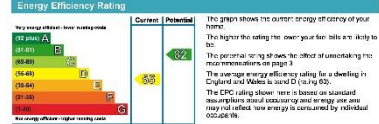
- Comparing current ratings of properties to see which properties are more energy efficient
- To see how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,690
Over 3 years you could save:	£ 1,455

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 408 over 3 years	£ 276 over 3 years
Heating	£ 2,465 over 3 years	£ 1,796 over 3 years
Hot Water	£ 813 over 3 years	£ 222 over 3 years
Totals	£ 3,686	£ 2,294

You could save £ 1,455 over 3 years

These figures show how much the average household would spend on this property for heating, lighting and hot water, and is based on energy used by individual households. It is excluded energy use for running appliances for TVs, computers and routers, and is evenly generated by 'marginal' or 'green' energy.



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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Floor insulation (suspended floor)	£900 - £1,200	£ 254
2. Increase hot water cylinder insulation	£15 - £50	£ 68
3. Low energy lighting for all fixed outlets	£35	£ 159

See page 3 for a full list of recommended measures for this property.
 This report is not valid if it does not comply with the requirements of the Energy Act 2008. For more information, visit www.prioryproperty.com or call 0800 444303. 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.