



PRIORY

PROPERTY SERVICES



2 Bedrooms. Individual Mews Cottage With Two Allocated Parking Spaces. Breakfast Kitchen & Generous Lounge. First Floor Bathroom. Small Patio Area To The Front. No Chain.



**Squirrel Hayes Cottages, Park Lane Knypersley
ST8 7TN**

£89,950

GROUND FLOOR**ENTRANCE HALL**

Wooden door with frosted glazed window. Beams to textured ceiling. Door to kitchen. Steps up and archway leading to the lounge. Sealed unit double glazed window to front elevation.

LOUNGE 15' 10" x 10' 3" (4.83m x 3.12m)

Feature arch to entrance hall. Arch leading to the turn flight stairwell allowing access to the first floor and door to the kitchen. Beams to textured ceiling. Stone arch with display glazed shelving and inset lighting. Feature stone ornate fire surround with wooden mantel and stone hearth with display plinths. uPVC double glazed window to the rear elevation. Single panel radiator with thermostatic control. Television and telephone points.

BREAKFAST KITCHEN 11' 2" x 8' 10" (3.4m x 2.69m)

Modern fitted breakfast kitchen with range of fitted eye and base level units, base units having work surfaces over with attractive tiled splash backs. Stainless steel single drainer sink unit with mixer tap over and tiled splash backs. Slide in electric (Belling) stainless steel effect cooker with stainless steel effect fan/light above. Plumbing and space for an automatic washing machine. Double panel radiator with thermostatic control. Textured ceiling with feature beams and light point. Step up to lounge, door to the entrance hall. Generous under stairs storage cupboard with light, textured ceiling and shelving.

FIRST FLOOR**LANDING**

Textured ceiling with ceiling light point. Doors to principal rooms. Two loft access points and turn stairs to the ground floor.

BEDROOM ONE 11' 6" x 7' 3" minimum, widening to 10' 5" (3.51m x 2.21m)

Textured ceiling with feature beams and ceiling light point. uPVC double glazed window to the rear elevation. Double panel radiator with thermostatic control, telephone point and double power points. Door to landing. Opening to recess area ideal for wardrobes etc. (RECESS AREA 5' 4" X 2' 4")

(STORAGE AREA) 5' 4" x 2' 4" approximately (1.63m x 0.71m)

Could easily be converted to a walk in wardrobe.

BEDROOM TWO 11' 2" maximum x 9' maximum, narrowing to 5' 8" (3.4m x 2.74m)

Textured ceiling with ceiling light point. Sealed unit double glazed window to the front elevation. Door to landing and door to the airing cupboard housing the wall mounted gas combination central heating boiler.

BATHROOM 7' 5" minimum excluding recess x 4' 3" minimum excluding entrance recess (2.26m x 1.3m)

Modern three piece white suite comprising of a low level w.c., wash hand basin with tiled splash backs, panel bath with wall mounted electric shower over. Extractor fan and heated towel rail.

EXTERNALLY

Small Patio Area To The Front. Allocated parking - vendors inform us that there are 2 allocated parking spaces: the first one is in the parking area off the small road (St Davids Way) and is the first parking space next to the small wall. The second parking space can be located in the parking area off Park Lane. NB. ALL ALLOCATED PARKING SPACES ETC. TO BE CHECKED VIA YOUR LEGAL REPRESENTATIVE PRIOR TO EXCHANGE OF CONTRACTS.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed South along the by-pass to Knypersley traffic lights. Turn left onto 'Park Lane' and continue to the mini roundabout, turning left onto 'St David's' Way'. 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 agent.

NO CHAIN!



Biddulph's Award Winning Team



