



3 Bedrooms. Superbly Presented Detached Family Home With Large Conservatory/Dining Area To The Rear. Modern Well Fitted Kitchen. Generous Lounge. Modern Bathroom. Enclosed Landscaped Garden. Ample Parking/Caravan Parking.



ENTRANCE PORCH

Upvc double glazing to both side and front elevations with uPVC double glazed door allowing access into the porch. Lantern reception lights. uPVC double glazed door allowing access into the lounge.

LOUNGE 15' 4" x 14' 5" maximum into the stairs (4.67m x 4.39m)

Impressive, modern 'marble effect' fire surround, inset and hearth with stainless steel modern 'Living Flame' gas fire to the centre. Television and telephone points. Two panel radiators. Door to under stairs store cupboard. Open spindle staircase allowing access to the first floor. Coving to the ceiling with centre ceiling light point. uPVC double glazed bow window towards the front elevation. Part glazed door allowing access into the dining kitchen at the rear.

BREAKFAST KITCHEN 14' 4" x 8' 4" (4.37m x 2.54m)

Excellent selection of quality fitted, new modern eye and base level units, base units having extensive work surfaces above with attractive tiled splash backs and various power points across the work surfaces. Built in stainless steel effect five ring (Hotpoint) gas hob with stainless steel effect (NEFF) circulator fan/light above. Built in double (AEG) modern oven below. Built in (Franke) one and half bowl sink unit with drainer and mixer tap. Plumbing and space for washing machine. One eye unit houses the wall mounted (Ariston) gas central heating boiler. Space for condensing dryer (if required). Excellent selection of drawer and cupboard space, incorporating built in fridge and freezer into the base units, side-by-side. Panel radiator. Tiled floor. Inset ceiling lights. uPVC double glazed window to the rear plus uPVC double glazed, double opening 'French doors' allowing access and views into the large 'L' shaped conservatory.

LARGE 'L' SHAPED CONSERVATORY

Brick base and pitched roof construction. Attractive tiled flooring. Two panel radiators. Various low level power points. Large high wall to one side (having the advantage to accommodate a settee or dining table along this wall). uPVC double glazed windows to both the side and rear elevations with uPVC double glazed, double opening 'French doors' allowing access and views into the garden.

FIRST FLOOR - LANDING

Open spindle staircase allowing access to the ground floor. Panel radiator. Coving to the ceiling with ceiling light point. Loft access point. uPVC double glazed window to the side elevation.

BEDROOM ONE 14' 0" x 7' 10" (4.26m x 2.39m)

Panel radiator. Low level power points and television point. Coving to the ceiling with centre ceiling light point. uPVC double glazed window towards the front elevation.

BEDROOM TWO 10' 2" x 7' 10" (3.10m x 2.39m)

Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. Television point. uPVC double glazed window allowing pleasant views to the rear garden and wooded area beyond.

BEDROOM THREE 10' 6" maximum into the entrance recess area x 6' 4" (3.20m x 1.93m)

Panel radiator. Low level power points. Over-stairs store cupboard with slatted shelves. Coving to the ceiling with ceiling light point. Television point. uPVC double glazed window to the front elevation.

FAMILY BATHROOM 6' 2" x 6' 2" both measurements are approximate (1.88m x 1.88m)

Three piece modern 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Fitted mirror with built in light above. 'P' shaped bath with chrome coloured mixer shower above and glazed curved shower door. Attractive modern tiled walls and floor. Chrome coloured towel radiator. Ceiling light point. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a shared tarmac driveway, partly edged in block pavers. Low level front boundary fence with small retained flower and shrub border. Driveway extends out to the front allowing additional pull-in for parking and continues at the side, allowing additional parking and easy pedestrian access to the rear. Canopied entrance and door allowing access into the entrance porch. Side has reception lighting and gated access to the rear garden.

REAR ELEVATION

The rear has a pleasant landscaped garden with good size flagged patio area that enjoys the majority of the all-day sun. Easy gated access to the side driveway. Raised flower and shrub border set behind attractive timber walling. Large, slightly elevated timber decked area for entertaining. Garden lighting. Further flagged pathway meanders around the conservatory to a further patio area at the rear of the conservatory for easy access. Large block shed with pitched roof, timber cladding, power and light set on a concrete base. Timber fencing forms the boundaries.

DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knypersley traffic lights'. At the traffic lights turn right onto 'Newpool Road'. Continue over the bridge then first left onto 'Lyneside Road'. Continue along 'Lyneside Road' turning second left onto 'Minerva Close' where the property can be located via our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.

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Biddulph's Award Winning Team

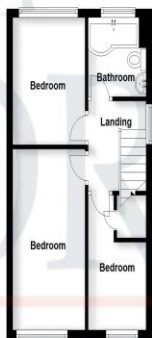




Ground Floor
Approx. 50.9 sq. metres (548.1 sq. feet)



First Floor
Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 83.4 sq. metres (897.6 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

HM Government

31, Minerva Close, Knypersley, STOKE-ON-TRENT, ST8 6SZ

Dwelling type: Detached house

Date of assessment: 26 April 2018

Date of certificate: 26 April 2018

Reference number: 0734-2826-7641-9428-8875

Type of assessment: RdSAP, existing dwelling

Total floor area: 65 m²

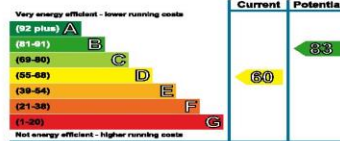
Use this document to:

- 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:			
Over 3 years you could save			£ 729
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 141 over 3 years	You could save £ 729 over 3 years
Heating	£ 2,064 over 3 years	£ 1,503 over 3 years	
Hot Water	£ 288 over 3 years	£ 192 over 3 years	
Totals	£ 2,565	£ 1,836	

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 Cavity wall insulation	£500 - £1,500	£ 420
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 150
3 Low energy lighting for all fixed outlets	£35	£ 60

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.