



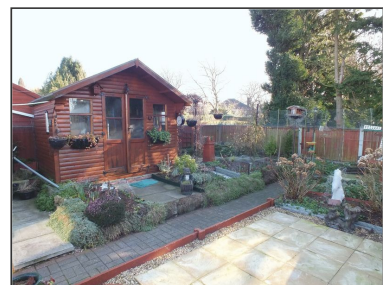
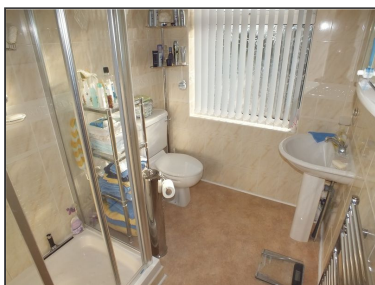
PRIORITY

PROPERTY SERVICES



36 Park Lane Knypersley

£79,950



Two Bedroom Semi Detached House, uPVC D. Glazed & Gas Combi C. Heating. Kitchen Diner. **Cash Buyers Only**

GROUND FLOOR

ENTRANCE HALL

Panel radiator. Stairs allowing access to the first floor. Ceiling light point. uPVC double glazed door towards the front elevation.

BAY FRONTED LOUNGE 14' max. into the bay x 12' 4" (4.27m x 3.76m)

Electric fire set in an attractive 'marble effect' hearth and surround. Television and telephone points. Cable point. Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. Door allowing access into the dining kitchen. Attractive walk in bay with uPVC double glazed window towards the front elevation.

DINING KITCHEN 12' 6" max. and into the units x 11' (3.81m x 3.35m)

Recently modernised kitchen with a range of quality eye and base level units, base units having 'high gloss' work surfaces over with matching up-stands. Attractive tiled walls. Built in stainless steel double eye level electric oven. Built in stainless steel four ring gas hob with stainless steel (Hotpoint) circulator fan/light above. Built in (Bosch) dishwasher. Built in fridge and freezer into the base unit. Built in (NEFF) washing machine. Excellent selection of drawer and cupboard space. Various down lighting. Coving to the ceiling with inset ceiling lights. Attractive tiled floor. Panel radiator. Door allowing access to walk-in pantry with ceiling light point, shelving and uPVC double glazed window towards the side. Door allowing access to the side porch. uPVC double glazed window towards the rear elevation.

REAR PORCH

Tiled floor. Ceiling light point. uPVC double glazed door towards the side elevation.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Part tiled walls and floor. Panel radiator. Wall mounted (British Gas) gas combination central heating boiler. Ceiling light point. uPVC double glazed frosted window to the side.

FIRST FLOOR

LANDING

Stairs to the ground floor. Loft access point. uPVC double glazed frosted window to the side elevation.

BEDROOM ONE ('L' Shaped) 12' x 10' 4" min. meas. to wardrobe fronts (3.66m x 3.15m)

Quality fitted bedroom furniture to the majority of one wall with double opening doors and side hanging rails. Matching bedside cabinets, drawer set and dressing table with mirror. Telephone and television points. Coving to the ceiling with ceiling light point. Two uPVC double glazed windows towards the front elevation.

BEDROOM TWO 11' x 9' 4" (3.35m x 2.84m)

Panel radiator. Low level power points. Built in wardrobes with sliding fronts. Ceiling light point. uPVC double glazed window towards the rear elevation.

SHOWER ROOM 8' x 6' (2.44m x 1.83m)

Modern 'white' suite comprising of a low level w.c. and pedestal wash hand basin with chrome coloured tap. Glazed shower cubicle with wall mounted (Triton) electric shower and tray. Tiled walls. Chrome coloured heated towel rail. Ceiling light point. uPVC double glazed frosted window towards the rear elevation.

EXTERNALLY

The property is approached via a block paved driveway allowing large pull-in area and ample off road parking. Well stocked flower and shrub borders. Blocked paved driveway continues towards the side allowing additional off road parking and easy pedestrian access to the rear and garage.

The rear has a good size block paved patio area and secure wall forming the boundary. Door allowing access into the driveway. Security lighting over. Block paved pathway continues towards the head of the garden where there are good size low maintenance flagged and gravelled patio areas. Excellent flower and shrub borders. Outside water tap. Large timber summer house. Boundaries are formed by timber fencing and garden faces approximately south, so enjoys the majority of the all-day sun.

GARAGE 19' 10" in length x 9' wide approx. (6.05m x 2.74m)

Pre-fabricated construction. Up-and-over door to the front with security lighting over. Power and light.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass, turning left at 'Knypersley' traffic lights onto 'Park Lane' 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.

| 0198-2852-6121-9302-4011 | Current | Potential | 0198-2852-6121-9302-4011 | Current | Potential |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | | Very environmentally friendly - lower CO2 emissions (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | 69 | 70 |
| (55-68) D | 68 | 69 | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO2 emissions | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

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.