



3 Bedrooms. Fantastic Opportunity To Acquire A Traditional Semi Detached Family Home With Established Landscaped Gardens & Far Reaching Rural Views Off. Attached Garage. Pleasant Views Over 'The Green' Area To The Front. No Chain!



ENTRANCE PORCH

uPVC double glazed door allowing access into the porch. uPVC double glazed windows to both the side and front elevations. Attractive tiled floor. Ceiling light point. Pleasant views of the green area and views up to 'Mow Cop' on the horizon. Single glazed door with side panel windows allowing access into the entrance hall.

ENTRANCE HALL

Open spindle staircase to the first floor. Telephone point. Panel radiator. Doors to principal rooms. Further door to under stairs store cupboard with wall light point. Further door allowing access to the ground floor cloakroom/w.c.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with hot and cold tap. Tiled walls. Ceiling light point. Double glazed frosted window to the rear elevation.

BAY FRONTED THROUGH LOUNGE/DINER**Bay Fronted Dining Room** 14' 6" maximum into the bay x 11' 6" (4.42m x 3.50m)

By-fold doors allowing access into the lounge. Panel radiator. Low level power points. Ceiling light point. Door to the entrance hall. Walk-in bay with uPVC double glazed windows to both side and front elevations allowing excellent views of 'The Green' and views up towards 'Mow Cop' on the horizon.

Lounge 12' 6" x 11' 4" (3.81m x 3.45m)

'Living Flame' gas fire set on an attractive hearth. Low level power point. By-fold doors allowing access into the dining room. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden.

KITCHEN 8' 10" x 8' 8" maximum into the bay (2.69m x 2.64m)

Range of fitted eye and base level units, base units having work surfaces above. Stainless steel sink unit with drainer and mixer tap. Built in (NEFF) four ring gas hob with drawer set below. Built in (NEFF) eye level electric oven and grill. Plumbing and space for washing machine. Vinyl floor. Sliding door to the entrance hall. Ceiling light point. Further door allowing access to a walk-in dining room off the kitchen. Sink unit set in the bay window with uPVC double glazed windows to both the sides, front and rear elevations.

DINING ROOM (Off The Kitchen) 11' 2" x 7' 8" (3.40m x 2.34m)

Panel radiator. Cupboard housing the wall mounted (Worcester Bosch Green Star Ri) gas central heating boiler. uPVC double glazed frosted door to the side elevation. uPVC double glazed sliding patio window and door allowing access and views to the rear garden.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Secondary glazed window to the side elevation. Doors to principal rooms. Loft access point. Ceiling light point.

MASTER BEDROOM - Bay Fronted 15' 2" maximum into the bay x 11' 6" (4.62m x 3.50m)

Low level power points. Panel radiator. Recess to either side of the chimney breast (ideal for wardrobes). Coving to the ceiling with ceiling light point. Attractive walk-in bay window with uPVC double glazed windows to both side and front elevations, front allowing excellent views over the 'Village Green Area' and panoramic views up towards 'Mow Cop' and surrounding.

BEDROOM TWO 12' 6" x 9' 8" minimum measurement to wardrobe fronts (3.81m x 2.94m)

Panel radiator. Built in wardrobes to the majority of one wall with double opening doors and built in shelving rack. Sink set in a vanity unit with cupboard space below, tiled splash back and mirror. Ceiling light point. uPVC double glazed window allowing pleasant views of the landscaped gardens and fantastic views over 'open countryside' to the rear.

BEDROOM THREE 7' 4" x 6' 8" (2.23m x 2.03m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing excellent views over the 'Village Green Area' and 'Mow Cop' on the horizon.

BATHROOM 7' 2" x 6' 6" (2.18m x 1.98m)

Modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Glazed shower cubicle with wall mounted chrome coloured (Aqualisa) mixer shower. Panel radiator. Vinyl flooring. Modern tiled walls. Cylinder cupboard with slatted shelf above. Ceiling light point. Timber double glazed frosted window to the side elevation.

EXTERNALLY

The property is approached via a smart tarmac driveway edged in block pavers. Front garden is mainly laid to lawn with well stocked mature shrubs. Driveway meanders around towards the front allowing easy pedestrian access to the entrance porch. Easy vehicle access to the attached garage at the front. Reception light.

ATTACHED GARAGE 16' minimum length excluding the entrance recess area x 8' 9" at its widest point (4.87m x 2.66m)

Brick built and flat roof construction. Up-and-over door to the front. Door to the rear garden. Houses the gas meter points. Water tap. Ceiling light point.

REAR ELEVATION

Flagged patio area off the kitchen. Rear door allowing easy access into the garage. Flagged pathway meanders around towards the rear of the property which enjoys the majority of the all-day sun and surrounds the dining room (off the kitchen) and continues around towards the lounge. Great vantage point to enjoy the pleasant established gardens. Steps lead up to a slightly elevated lawned garden, surrounded by well stocked flower and shrub borders. Towards the head of the garden there are excellent views over 'open countryside' to the rear. Timber fencing forms the boundary.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass to Knypersley traffic lights. Continue straight through the lights for a short distance, turning 2nd left onto 'Conway Road'. Continue up for a short distance to where the property can be located via our 'Priory Property Services' board on the right hand side.

VIEWING

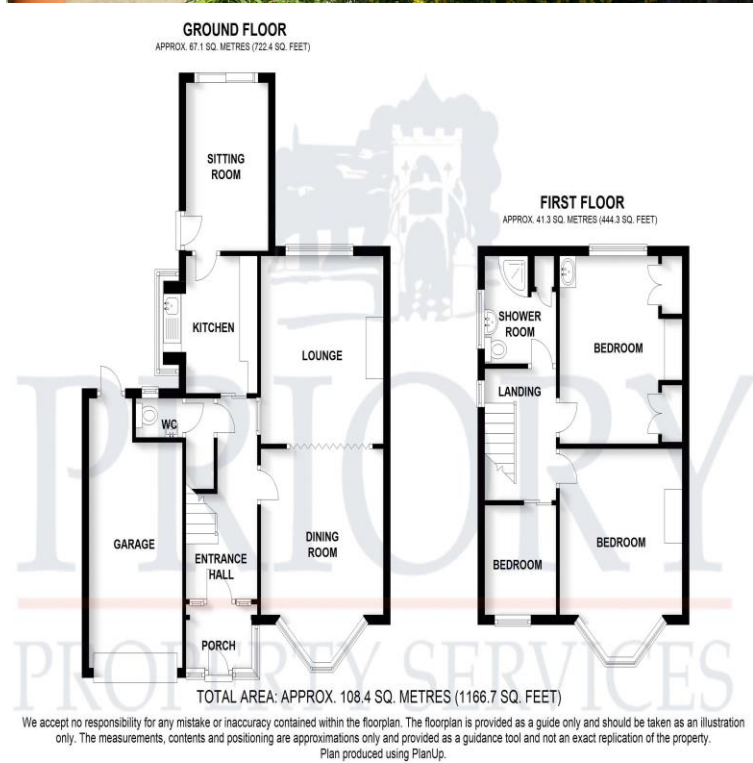
Is strictly by appointment via the selling agent.

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Energy Performance Certificate

26, Conway Road, Knypersley, STOKE-ON-TRENT, ST8 7AL

Dwelling type: Semi-detached house
Date of assessment: 21 June 2018
Date of certificate: 21 June 2018

Reference number: 2598-0069-7256-5488-7950
Type of assessment: RdSAP, existing dwelling
Total floor area: 92 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: £ 3,873

Over 3 years you could save £ 675

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 186 over 3 years	
Heating	£ 3,117 over 3 years	£ 2,751 over 3 years	
Hot Water	£ 432 over 3 years	£ 261 over 3 years	
Totals	£ 3,873	£ 3,198	You could save £ 675 over 3 years

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 Internal or external wall insulation	£4,000 - £14,000	£ 249
2 Floor insulation (suspended floor)	£800 - £1,200	£ 153
3 Low energy lighting for all fixed outlets	£55	£ 117

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.