



## 7 Knowles View

ST7 1GH

Offers Over £215,000



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STEPHENSON BROWNE

**FREEHOLD TENURE & FIELD VIEWS TO FRONT** - This stunningly presented, three bedroom semi-detached property on Knowles View is welcomed to the market offering a perfect home for a wide range of individuals, from lucky first time buyers to growing families. As one of Taylor Wimpey's 'Dadford' designs, the property boasts excellent internal accommodation and a great position within the development with a quiet cul-de-sac location and wonderful open aspect to the front.

Accompanying the home a wealth of features worthy of mention, some of which include:- Energy efficient double glazing and gas central heating, a handy downstairs cloakroom, a modern fitted kitchen complete with a range of integrated appliances, wooden style flooring to the majority of the ground floor, an open-plan lounge/diner with useful storage and French doors leading out to the rear garden.

Upstairs, you will find two exceptionally spacious double bedrooms, with built-in double wardrobe to one of the main rooms and a well-planned third room which can be either a dressing room, nursery or single bedroom. Completing upstairs is the stylish family bathroom having a three-piece suite with separate shower over the bath.

All of the above has been tastefully decorated and well maintained by the current owners and is ready to move into straight away!

Externally, the property has a manageable front garden and invaluable driveway to the side, whilst the rear has been completely overhauled by the sellers, creating a garden that would be ideal for entertaining friends and family during the summer months!

To fully appreciate the property's position on the estate, front aspect, internal accommodation and many favourable attributes, call Stephenson Browne today to book in your all-important viewing!



### Accommodation

With a covered entrance porch and a composite panelled door opening into:

#### Entrance Hall

With stairs to first floor, radiator, wooden style flooring, door into:

#### Cloakroom

With double glazed window to side, a low-level Wc, radiator and a hand wash basin with mixer tap.

#### Kitchen

11'5" x 7'8" (3.489 x 2.361)

With double glazed window to front elevation, wood effect flooring, pendant light, a range of wall, base and drawer units with wooden style roll-top work surfaces over, incorporating a stainless steel sink/drainer unit with mixer tap and decorative splashback, a cupboard housing a wall mounted gas boiler serving central heating and domestic hot water systems, an integrated four ring gas hob with built-in oven below and extractor hood over, space and plumbing for automatic washing machine and space for freestanding fridge/freezer.

#### Open Plan Lounge/Dining Room

14'6" x 14'6" (4.435 x 4.421)

With two ceiling lights, wall mounted TV point, ample power points, radiator, thermostat, a useful built-in under-stair storage cupboard and uPVC double glazed French doors leading out to the rear garden.





#### First Floor Landing

With doors to all rooms, radiator, access to loft space via loft hatch, pendant light, door into:

#### Bedroom One

13'10" x 8'1" (4.231 x 2.471)

With double glazed window to front, pendant light, radiator and ample power points.

#### Bedroom Two

12'0" x 7'11" (3.678 x 2.432)

With a double glazed window to rear elevation, pendant light, radiator, a built-in double wardrobe and ample power points,

#### Bedroom Three

9'5" x 6'4" (2.882 x 1.935)

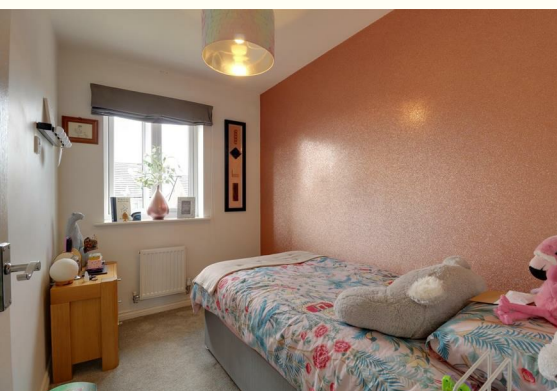
A well proportioned third bedroom with pendant light, radiator, double glazed window to rear elevation and ample power points.

#### Family Bathroom

With a double glazed window to front, tiled flooring and complementary partially tiled walls, radiator and a white three piece suits, comprising of: A low-level WC, pedestal had wash basin with mixer tap plus a panelled bath with shower over.

#### Externally

The property is approached via a tarmac driveway in-turn providing tandem off road parking for several vehicles with a paved pathway leading to the entrance door. The property enjoys a pleasant aspect to the front with a picturesque open, field view that can be enjoyed all year round.



The rear garden is fully enclosed with fenced boundaries to all three sides, a raised lawned area with sleeper borders, an easy to maintain gravel section with a number of established shrubs, outside garden store, a paved pathway leads to the foot of the garden where there is an additional paved seating area to be enjoyed during the summer months. Access the front to be made via secure side gate.

#### Council Tax Band

The council tax band for this property is B.

#### NB: Tenure

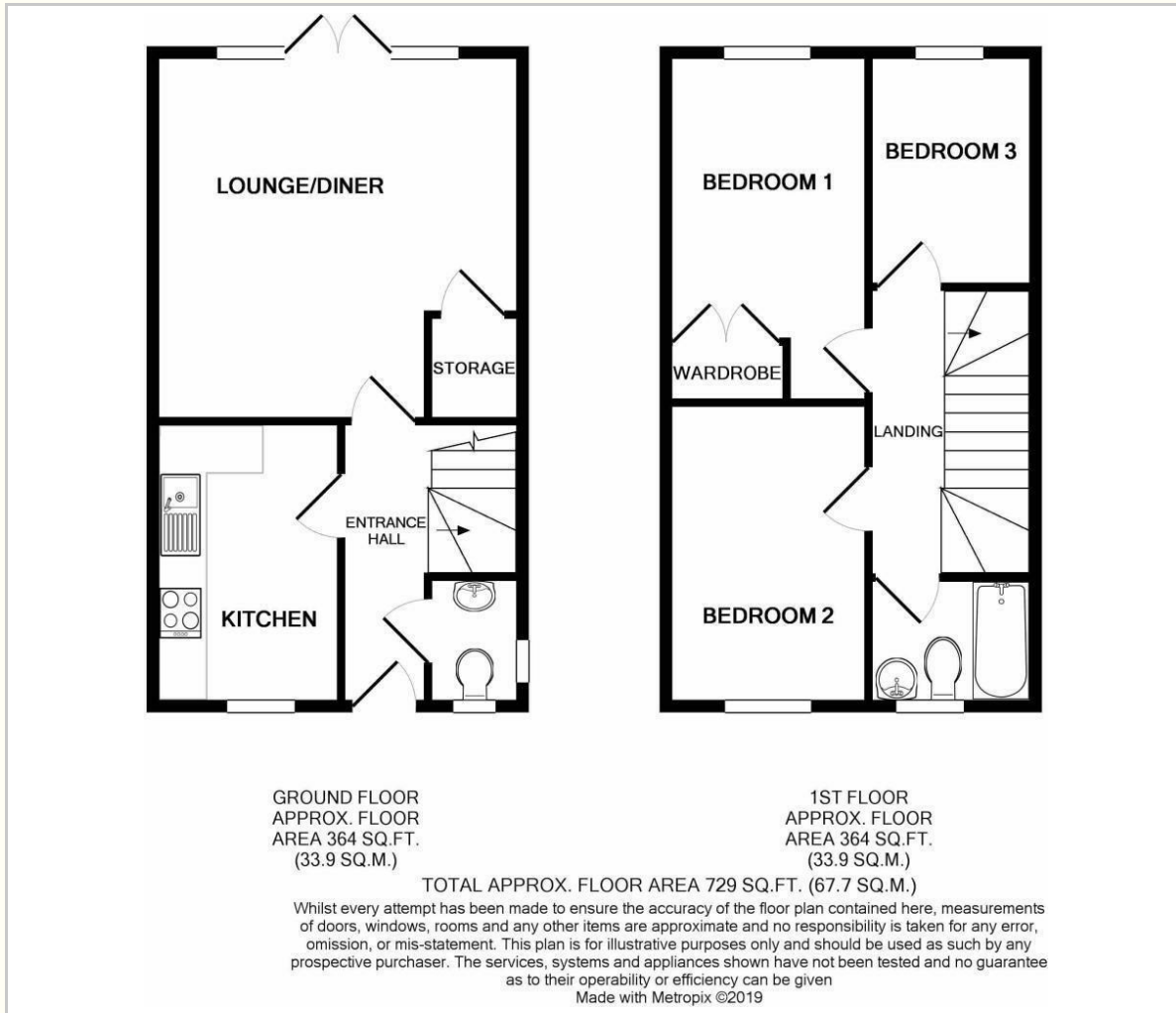
We have been advised that the property tenure is freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### NB: Copyright

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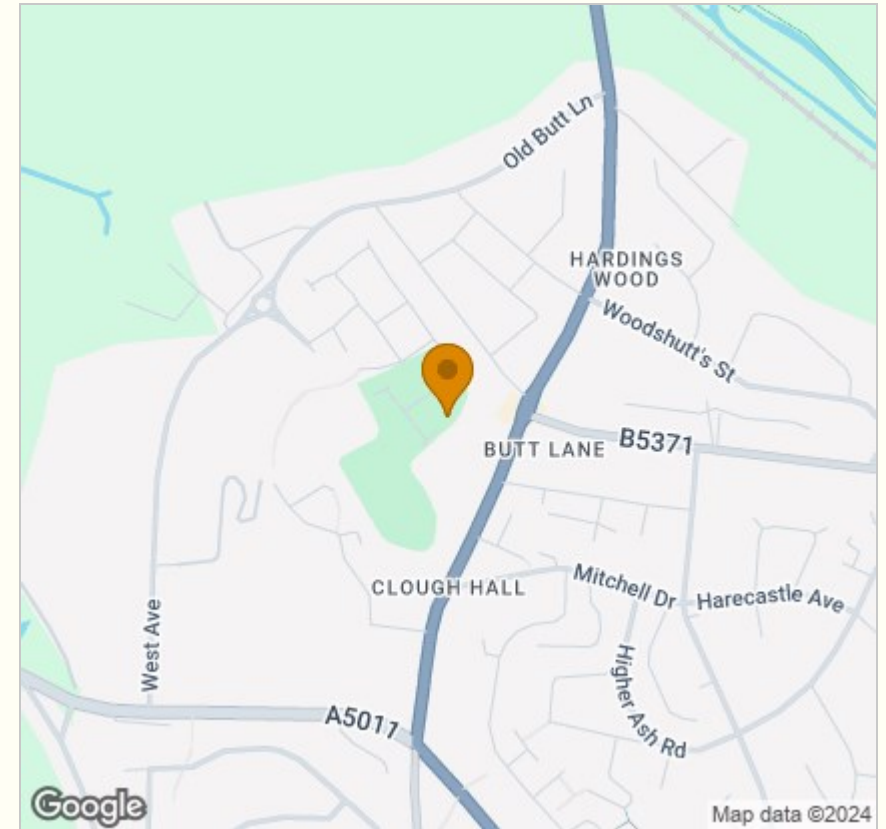
## Floor Plan



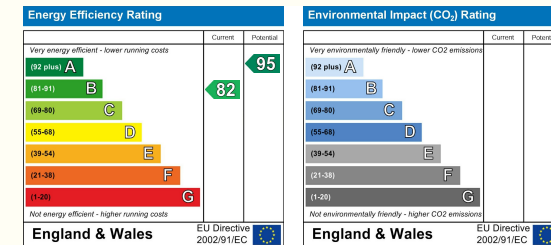
## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

T: 01270 883130 E: alsager@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk