



PRIORITY

PROPERTY SERVICES



2 Double Bedrooms. Extended Detached True Bungalow Occupying A Lovely Flat Plot In A Popular Cul-de-Sac Location & Offered For Sale With No Upward Chain! Large Dining Room. Modern Fitted Kitchen & Spacious Living Rm. Mod Shower Rm.



Menai Drive Knypersley Biddulph ST8 7BN

£229,000

ENTRANCE PORCH

uPVC double glazed door to the front. Timber double opening doors allowing access to an L-shaped entrance hall.

L SHAPED ENTRANCE HALL

Panel radiator. Loft access point. Doors to principal rooms.

LOUNGE 15' 0" x 11' 10" (4.57m x 3.60m)

Living flame gas fire. Panel radiator. Ceiling light points. Two feature uPVC double glazed leaded windows to the side elevation. uPVC double glazed window to the front.

DINING ROOM 12' 8" x 11' 10" (3.86m x 3.60m)

Panel radiator. Gas fire set in the chimney breast. Wall and ceiling light points. Storage cupboard. uPVC double glazed window to the side. Door allowing access to the kitchen extension at the rear.

KITCHEN 0' 0" x 0' 0" (0.00m x 0.00m)

Range of modern fitted eye and base level units. Base units have work surfaces above. Tiled splash-backs. Various power points over the work surfaces. Stainless steel sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Space for gas cooker with circulator above. UPVC double glazed window allowing pleasant views to the rear. uPVC double glazed door to the side elevation allowing access.

BEDROOM ONE

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

BEDROOM TWO

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear garden.

SHOWER ROOM

Modern white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Glazed shower cubicle with wall mounted electric shower. Modern tiled walls. Cylinder cupboard. uPVC double glazed window to the rear. Chrome coloured panel radiator. Extractor fan.

FRONT ELEVATION

Property is approached via a set of double brick gate posts with double opening gates, providing access to a wide flagged driveway. Front garden is mainly laid to lawn with flagged pathway to the front entrance. Easy pedestrian access to the rear elevation.

REAR ELEVATION

The rear has a generous lawned garden, surrounded by established shrub borders. Towards the head of the garden is a large hardstanding for greenhouse/timber shed.

GARAGE

Pre-fabricated single garage with up-and-over door to the front elevation.

VIEWING

Is strictly by appointment via the selling agent.

DIRECTIONS

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. Turn left onto Park Lane and continue up the hill to the mini roundabout, turning right onto Mill Hayes Road. Take the next right onto Colwyn Drive and then right into Menai Drive to where the property can be clearly identified by our Priory Property Services board.

DO YOU HAVE A PROPERTY TO SELL?

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.

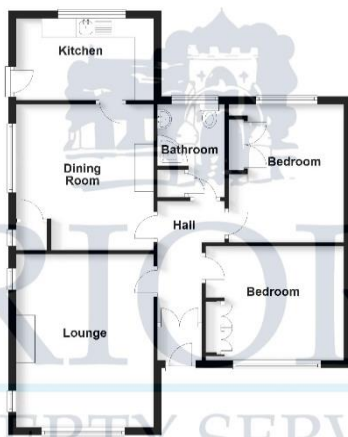


Biddulph's Award Winning Team





Ground Floor
Approx. 787.2 sq. feet



Total area: approx. 787.2 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 detailing are approximations only and provided as a guidance tool and not an exact application of the property.
Plan produced using PlanItUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	63	80
	EU Directive 2002/91/EC	

Address:
Menai Drive

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.