



10 Conway Road

Knypersley, ST8 7AL



Offers in excess of £367,000

Here at Carters we are excited to welcome to the market this warm and welcoming traditional family home, which boasts stunning far reaching views to the rear over the Staffordshire Countryside.

This impressive home is a fantastic purchase for young and growing families alike and provides the perfect home to move into and enjoy right from day one. Positioned in the heart of Knypersley this property benefits from picturesque walks and the very best of the local towns amenities such as schools, doctors, supermarkets and the leisure centre with the likes of: Biddulph Valley Way and Knypersley Reservoir, Knypersley First School, James Bateman Middle and Biddulph High School all just around the corner. On entering the property you are welcomed into the entrance hall giving access to the ground floor and stairs to the first floor. The lounge/diner provides a cosy space with solid oak flooring, a multi fuel burner, UPVC double glazed window to the front and UPVC patio door to the rear opening out onto the rear garden where you can entertain, sit, relax and enjoy the countryside views on those warm summer evenings. The modern spacious kitchen is to the rear with plenty of units to utilize however you please and leads to a utility area/cloaks area. Heading up stairs you will find three generous size bedrooms two of which have open views to the rear and one having views over to Mow Cop Castle. The family bathroom is modern with a corner shower cubicle and a Jacuzzi bath offering that tranquil space to relax and unwind after a busy day. Externally to the front you will find a lawned garden area, and a tarmacadam driveway providing off road parking leading to the garage. The rear is attractive and enclosed, mainly laid to lawn with wonderful far reaching views.

We strongly recommend viewings to avoid any disappointment.
Call our friendly team to arrange your viewing on 01782 470391.

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Entrance Porch

UPVC double glazed window and UPVC double glazed entrance door to the front elevation.
Tiled floor. Inset ceiling spotlight.

Entrance Hall

Entrance door to the front. UPVC double glazed featured leaded window to the side elevation.
Original parquet flooring. Radiator. Stairs to the first floor. Coving to the ceiling. Inset ceiling spotlights.

W/C

UPVC double glazed window to the front elevation.
Low level W/C and vanity wash hand basin. Tiled floor. Tiled walls. Towel rail.

Lounge/Diner

20'11 x 11'5 (6.38m x 3.48m)
UPVC double glazed window to the front and UPVC double glazed windows and french patio doors to the rear elevation.
Multi Fuel burner with a slate hearth and brick surround. Original wood flooring. Television point. Two Radiator's. Coving to the ceiling. inset ceiling spotlights.

Kitchen

13'1 x 10'3 (3.99m x 3.12m)
UPVC double glazed window and UPVC double glazed entrance door to the rear elevation.
Modern fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink with a mixer tap. Built in dishwasher. Space for a range gas cooker. Extractor hood. Tiled floor. Radiator. Partly tiled walls. Inset ceiling spotlights.

Utility/Cloaks Area

UPVC double glazed window to the side and rear elevation.
Space and plumbing for a washing machine. Tiled floor and walls.

First Floor Landing

UPVC double glazed featured leaded window to the front elevation.
Radiator. Coving to the ceiling. Loft access.

Bedroom One

13'6 to wardrobes x 8'1 to wardrobes (4.11m to wardrobes x 2.46m to wardrobes)
UPVC double glazed window to the rear elevation with stunning countryside views.

Built in wardrobes. Television point. Telephone point. Radiator. Coving to the ceiling.

Bedroom Two

11'5 x 10'1 (3.48m x 3.07m)
UPVC double glazed window to the front elevation with far reaching views over to Mow Cop Castle.
Television point. Radiator. Coving to the ceiling.

Bedroom Three

10'6 into bay window x 8'11 max (3.20m into bay window x 2.72m max)
UPVC double glazed bay window to the rear with stunning countryside views.
Television point. Radiator.

Bathroom

UPVC double glazed featured leaded window to the front elevation.
A modern four piece suite comprising of a corner shower cubicle. Panelled Jacuzzi bath. Vanity wash hand basin and low level W/C. Karndean flooring with underfloor heating. Tiled walls. Towel rail. Inset ceiling spotlights.

Exterior

Externally is spacious, to the front there is a lawn garden and a tarmac driveway providing off road parking. The garage is attached and to the side with a gate for rear access. The rear is private and landscaped which is mainly laid to lawn and bordered by seasonal plants and shrubbery. There is also a paved patio area with a pergola to sit out enjoy whilst having BBQ's on those warm summer nights.

Garage

UPVC double glazed window and entrance door to the rear elevation.
Electric up and over door to the front. Power and lighting. Useful loft storage space.

Additional Information

We are lead to believe the property is freehold. Council tax band D.

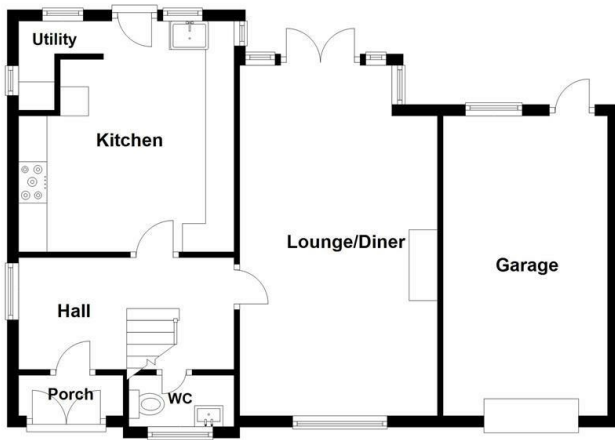
Services

The main services of gas, electric, water and drainage are all connected to the mains.
Broadband is Fibre.

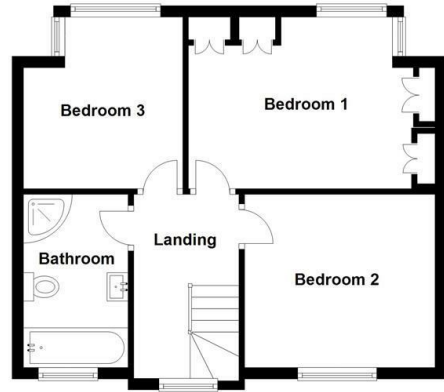
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground Floor



First Floor



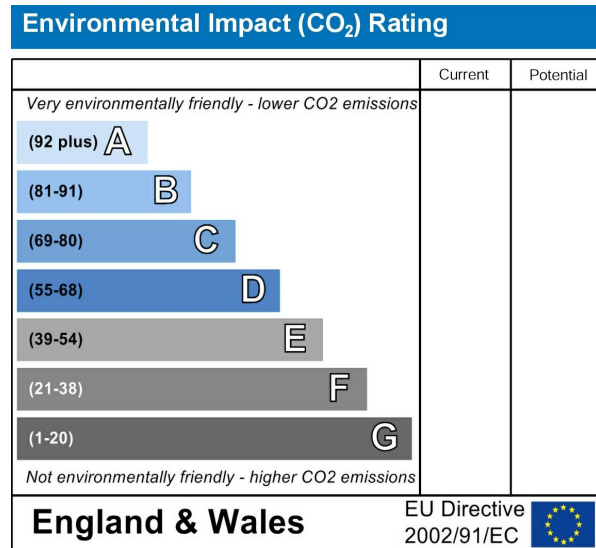
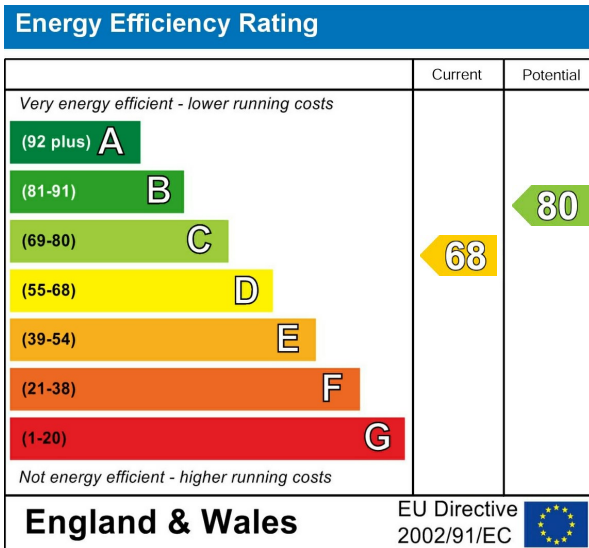
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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