



6 Cornfield Road
Stoke-On-Trent, ST8 6TX

Price £245,000



Here at Carters, we are excited to be welcoming to the market this well presented, three-bedroom, detached family home, which is presented in a beautiful condition throughout. This lovely property provides an ideal purchase for first-time buyers and young families alike, boasting a fantastic location being positioned within the enviable Cornfield Road estate in Knypersley, and is within walking distance to Biddulph Town centre and the good local amenities such as Biddulph Valley Way, Knypersley First School and more.

On entering the property, you are welcomed into a spacious entrance hall with stairs to the first floor leading off. Here there is the added benefit of a downstairs WC. The living room is to the front elevation and boasts a feature fireplace making this a cosy family room. There is an opening into the dining room which then leads on to the kitchen and there is also sliding doors into the conservatory. The kitchen is of a good size and provides a great space for preparing those family meals, with built in appliances such as an electric oven and a four-ring gas hob, with space for a washing machine and tumble dryer. The conservatory is a spacious area for all to enjoy with French doors leading out into the garden, perfect for those summer evenings. Heading up the stairs to the first floor there are three good sized bedrooms, two of which are doubles and one being a larger than average box room. The bathroom is of a good size and enjoys a three-piece modern suite, comprising of a P-Shaped bath with a wall mounted shower, a wall mounted hand wash basin and a WC. Externally the property enjoys off road parking for three cars and garage. There is a enclosed garden to the front which houses mature plants and shrubs. There is access down the side of the property leading to the landscaped rear garden, boasting a patio area with steps leading up to the lawn.

Viewings are highly recommended to avoid any disappointment!

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Entrance Hall

UPVC double glazed entrance door to the front elevation.
Radiator. Laminate flooring. Stairs to the first floor leading off.

WC

UPVC double glazed window to the front elevation.
A two piece suite which comprises of a low level WC and a wall mounted corner hand wash basin. Radiator. Laminate flooring.

Living Room

12'03 (maximum) x 13'00 (maximum) (3.73m (maximum) x 3.96m (maximum))
UPVC double glazed window to the front elevation.
A feature fireplace with a timber mantle, surround and hearth. Radiator.
Under stair storage cupboard. TV point.

Dining Room

10'09 x 7'08 (3.28m x 2.34m)
UPVC double glazed patio doors leading into the conservatory.
Radiator.

Kitchen

10'09 x 7'04 (3.28m x 2.24m)
UPVC double glazed window to the rear elevation and a UPVC
A good range of wall, drawer and base units which incorporate work surfaces with a one and a half stainless steel sink with a mixer tap and drainer. A built in waist height electric oven with a four ring gas hob and an extractor hood. Space and plumbing for a washing machine. Space for a fridge freezer and dryer. Radiator. Tiled laminate flooring.

Conservatory

12'09 x 8'06 (3.89m x 2.59m)
UPVC double glazed windows and French doors leading out into the rear garden.
Laminate flooring.

First Floor Landing

UPVC double glazed window to the side elevation.
Loft access. Storage cupboard. TV point.

Bedroom One

12'03 (maximum) x 9'00 (3.73m (maximum) x 2.74m)
UPVC double glazed window to the front elevation.
Fitted wardrobe. Radiator.

Bedroom Two

9'06 (maximum) x 6'02 (2.90m (maximum) x 1.88m)
UPVC double glazed window to the rear elevation.
Coving. Radiator.

Bedroom Three

11'02 (maximum) x 9'01 (maximum) (3.40m (maximum) x 2.77m (maximum))
UPVC double glazed window to the front elevation.
Radiator. Storage cupboard.

Family Bathroom

UPVC double glazed window to the rear elevation.
A modern and white three piece suite which comprises of a 'p' shaped panel bath with a wall mounted shower and glass screen, a wall mounted hand wash basin and a recessed WC. Fully tiled walls and tiled flooring. Heated chrome ladder towel rail. Extractor fan.

Exterior

To the front there is a small mature garden with a paved walkway through to the front door. There is a tarmac driveway which provides off-road parking for a couple of vehicles as well as providing access to the garage. The rear enjoys a good sized garden, which is private and landscaped. There are seasonal shrubs and flowers which border the lawn area, as well as a paved patio area to enjoy.

Garage

16'07 x 8'01 (5.05m x 2.46m)
Up and over door to the front elevation.
Power and lighting.

Additional Information

We are led to believe that the property is Freehold and Council Tax Band C.

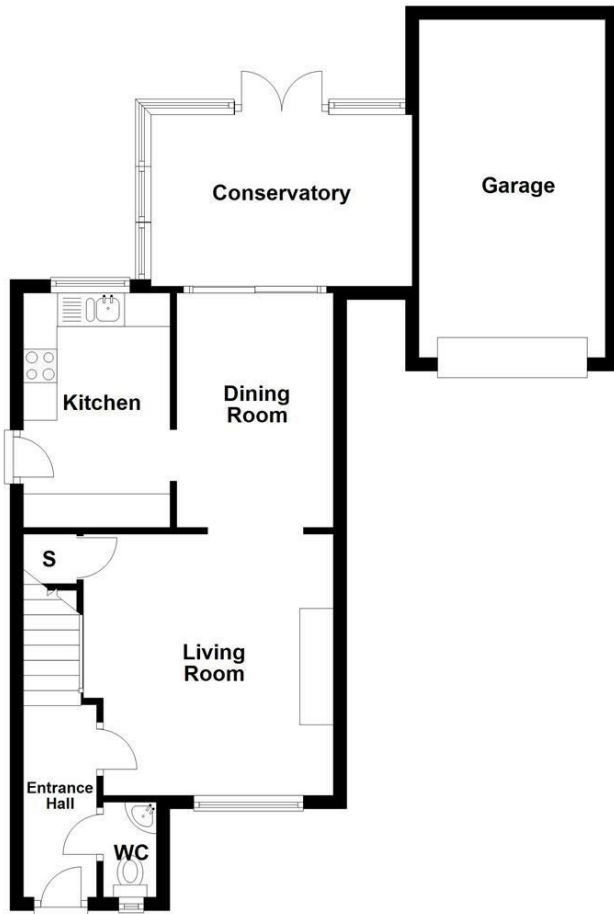
Services

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

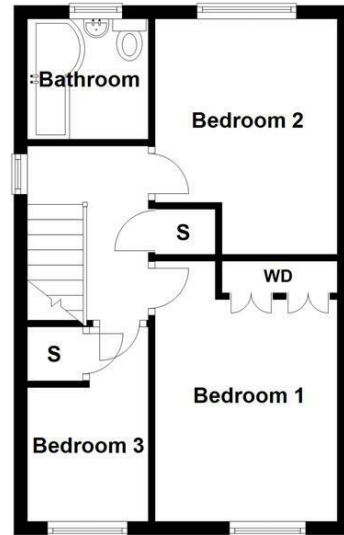
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

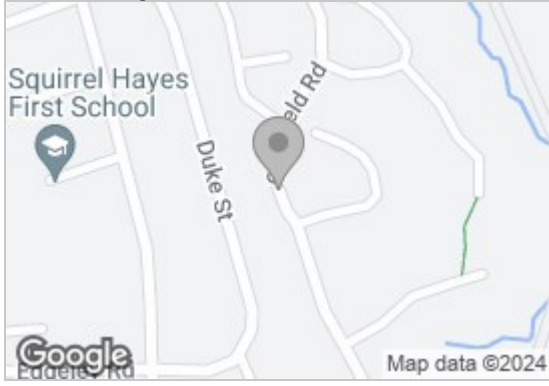
Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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.

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