



## 18 Mill Hayes Road

Knypersley, ST8 7BU



**Price £325,000**

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Here at Carters, we are delighted to welcome to the market a rare opportunity to acquire this four bedroom, detached dormer bungalow which is available to purchase with no onward chain.

This fantastic property is situated in the perfect location with the incredible views of rolling fields right on your doorstep, which can be enjoyed from the comfort of your living room. It is also ideally located to make the most of semi-rural living, whilst also maintaining easy access to the excellent local schools and amenities, including local eateries and supermarkets. Heading slightly further a field there are picturesque and historic walks to enjoy, such as Biddulph Grange Gardens and Country Park, as well as Knypersley Reservoir and Biddulph Moor Rocks. Upon entering the property, you are welcomed into a spacious entrance hall which leads off to a living room, two bedrooms, a family bathroom and the kitchen/diner which then leads through to the porch/conservatory, over looking the garden. Upstairs benefits from a generous storage cupboard on the landing and two large double bedrooms, one of which enjoys built in wardrobes. Externally, this property has beautiful views to the front and a driveway for plenty of off space parking, leading to a detached garage at the rear. The private garden is laid to lawn and the perfect place to sit out in and relax at the end of a busy day.

Please call the team at Carters on 01782 470391 to book in for a viewing.

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## Entrance Hall

14'03 (max) x 5'10 (4.34m (max) x 1.78m )

UPVC double glazed window to the front elevation.  
Coving to the ceiling. Radiator.

## Lounge

15 x 11'10 (4.57m x 3.61m)

UPVC double glazed window to the front elevation. Two diamond shaped UPVC double glazed windows to the side elevation.

Gas fire with a tiled hearth and surround. Coving to the ceiling. Radiator. Television point.

## Kitchen

12'05 x 11'09 (3.78m x 3.58m)

UPVC double glazed window to the side and rear elevation.

Fitted wall, drawer and base units. Work surfaces incorporating inset a one and a half bowl, stainless steel sink with a single drainer and mixer tap. Built in oven and microwave. Built in 4 ring gas hob. Extractor fan. Coving to the ceiling. Partly tiled walls. Two radiators

## Rear Porch/Conservatory

13 (max) x 9'02 (3.96m (max) x 2.79m)

UPVC double glazed window to the side elevation.  
UPVC double glazed entrance door to the side elevation. UPVC double glazed windows to the side and rear elevation.  
Radiator.

## Bedroom Three

10 x 10 (3.05m x 3.05m)

UPVC double glazed window to the front elevation.  
Coving to the ceiling. Radiator.

## Bedroom Four

11'09 x 9'10 (3.58m x 3.00m)

UPVC double glazed window to the rear elevation.  
Coving to the ceiling. Radiator.

## Bathroom

7'09 x 6 (2.36m x 1.83m)

UPVC double glazed window to the rear elevation.  
Three piece suite comprising a panelled bath. Pedestal wash hand basin. Mid level W/C. Partly tiled walls.  
Radiator. Storage cupboard.

## First Floor Landing

Airing Cupboard. Storage cupboard into the eaves.

## Bedroom One

11 x 12'06 (3.35m x 3.81m)

UPVC double glazed window to the rear elevation.  
Coving to the ceiling. Radiator.

## Bedroom Two

14'01 (max) x 12'06 (4.29m (max) x 3.81m)

UPVC double glazed window to the rear elevation.  
Coving to the ceiling. Built in wardrobes. Radiator.

## Exterior

The front is low maintenance with small paved garden area with seasonal plants and shrubs, and a paved driveway extending down the side of the property. To the rear there is a paved patio area, lawned garden, a detached garage and shed.

## Garage

Electric up and over door.

## Additional Information

We are led to believe the property is freehold and Council tax band C.

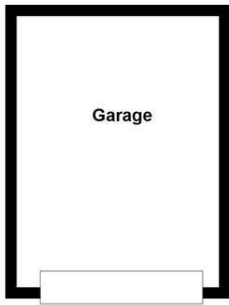
## Services

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

5G coverage .

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

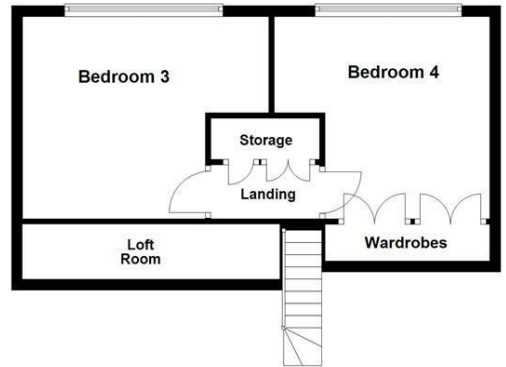
Tel: 01782 470391



Ground Floor



First Floor



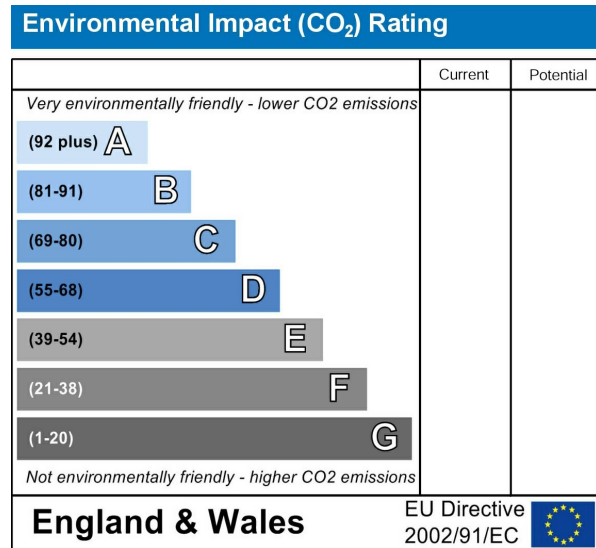
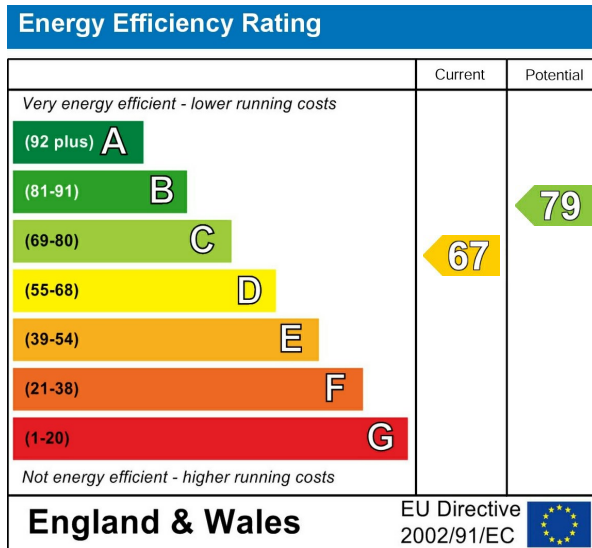
## Road Map



## 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.

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