



## 85 Park Lane

Knypersley, ST8 7BG



**Price £200,000**

Here at Carters, we are pleased to welcome to the market this lovely two bed, detached bungalow which has undergone recent renovation including new kitchen, carpets, radiators, fuse box and garage roof along with cosmetic decoration.

Sitting on a great plot with a driveway providing ample off-road parking, as well as a small front garden which could be landscaped and utilised to offer a wider driveway for extra parking spaces for those with growing families or visitors, if desired. The rear garden enjoys a patio area, lawn and a detached garage, perfect for children to play in and for those wanting to dine al fresco.

The hub of the home is towards the rear and boasts a large and modern fitted kitchen offering ample space for culinary pursuits and family gatherings. The kitchen opens up into the conservatory and overlooks the garden. Although the lounge and dining area could do with a touch of modernisation, it is of a generous size boasting a log burner with plenty of space for the whole family to settle and grow. The property features a well-appointed bathroom, and could also benefit from modernisation but offers space for a four piece suite. The two bedrooms are situated to the front of the bungalow and are of a good size. The layout of the bungalow ensures that every space is utilised effectively, with a loft space available, that has been used as an office.

Located near excellent local schools, including Biddulph High School and Sixth Form, making it an ideal choice for families and just a short drive away from plenty of local amenities within Biddulph Town Centre and country walks such as Biddulph Grange and Knypersley reservoir.

Please call the team at Carters on 01782 470391 to arrange a viewing.



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## Entrance Hall

UPVC double glazed entrance door to the side elevation.  
UPVC double glazed window to the side elevation.  
Loft access. Two radiators. Storage cupboard.

## Lounge

22'2" x 23'3" (6.76m x 7.11m)

UPVC double glazed window to the front elevation. UPVC double glazed french patio doors to the rear elevation. Featured log burner with a brick surround. Coving to the ceiling. Two radiators. Archway leading to the dining room.

## Kitchen

13'8 x 11'9 (4.17m x 3.58m)

A selection of fitted wall, drawer and base units. Wood effect laminate work surfaces incorporating inset, stainless steel sink with a single drainer and mixer tap. Space for a free standing cooker. Extractor fan. Space and plumbing for a washing machine. Space for a dishwasher. Loft access. Partly tiled walls. Radiator. Tiled flooring. Archway through to the conservatory.

## Conservatory

12'1 x 7'7 (3.68m x 2.31m)

UPVC double glazed windows to the side and rear elevation. UPVC double glazed french patio doors to the side elevation.

Modern vertical radiator. Tiled flooring.

## Bedroom One

10'0 x 9'11 (3.05m x 3.02m)

UPVC double glazed window to the side elevation.  
Radiator.

## Bedroom Two

9'11 x 8'7 (3.02m x 2.62m)

UPVC double glazed window to the front elevation.  
Radiator.

## Bathroom

UPVC double glazed window to the side elevation.  
Fitted four piece suite comprising of a panelled bath. Shower enclosure with a wall mounted electric shower. Pedestal wash hand basin. Mid level W/C. Tiled walls. Chrome heated ladder towel rail. Tiled floor.

## Exterior

The front has a small gravel garden with seasonal plants and shrubs, with a driveway providing ample off road parking. The rear is spacious with a paved patio area, leading to a lawned garden with seasonal shrub borders and a detached garage.

## Garage

22'0 x 12'3 (6.71m x 3.73m )

Up and over door. Power and lighting.

## Additional Information

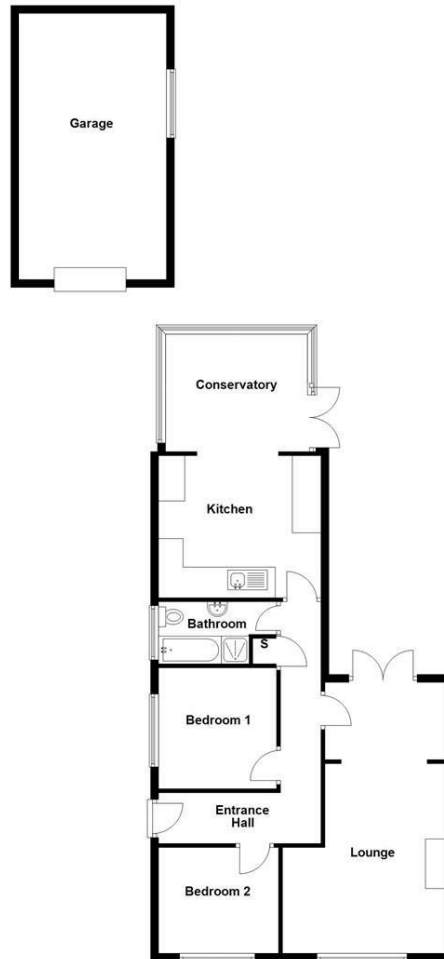
The property is freehold and Council tax band C.

PROPERTY SIZE: APPROX 1022 square feet / 95 square metres.

## Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



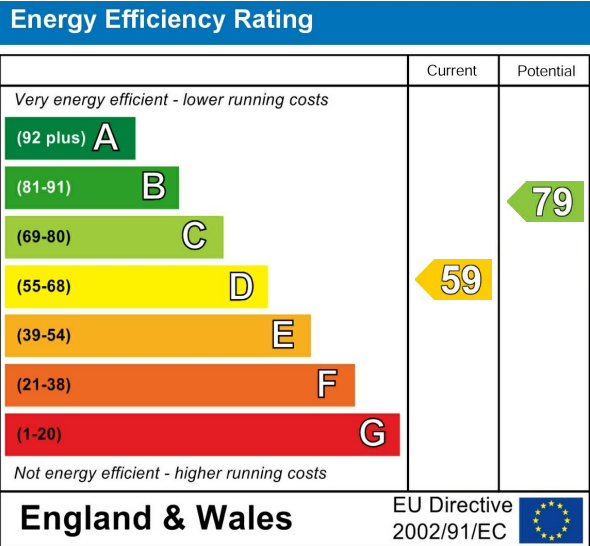
Road Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.