



12 Crossfield Avenue

Knypersley, ST8 7AG

Price £305,000



Here at Carters we are proud to welcome to the market this impressive and traditional bay fronted, three bedroom semi-detached family home, situated on the enviable non-estate location of Crossfield Avenue, Knypersley.

This immaculate extended property is perfect for growing families and is turnkey ready to move into from day one. On entering the property you are welcomed into the bright entrance hall with stairs to the first floor and a modern utility room leading off. The lounge is to the front, with a large bay window allowing the natural light to filter through, and an archway into the dining room. The dining room provides that extra space for entertaining family and friends with bi folding doors opening into the open plan kitchen/family room. The kitchen area is a great space to enjoy whilst cooking, with a selection of modern units and integrated appliances. The sitting area offers that tranquil setting to sit and relax in whilst enjoying the most of alfresco dining, likewise, during the colder months, snuggle in and unwind with a glass in hand whilst listening to the rain fall onto the roof. Heading up the stairs you will find two double bedrooms, and a single bedroom along with a four piece family bathroom to enjoy. Stepping outside of this wonderful property is equally impressive with ample off road parking to the front, whilst the rear has an enclosed large garden which is mainly laid to lawn, and a spacious paved patio area providing a great space to enjoy the warmer months outside into the late evenings. There is also a detached garage with power and lighting. The location is also key, with lovely walks just around the corner with the likes of Biddulph Valley Way and Knypersley Reservoir all within a short walk or drive away. There are also excellent local amenities to make the most of, such as: good schools, supermarkets, children's parks, pubs, eateries and GP surgeries, all within a close distance.

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Porch

Wooden entrance door to the front elevation.

Entrance Hall

Wooden entrance door to the front elevation. UPVC double glazed window to the side elevation.

Coving to the ceiling. Recessed ceiling down lighters. Radiator. Stairs to the first floor. Under stairs storage.

Living Room

14'4 into bay x 11'4 (4.37m into bay x 3.45m)

UPVC double glazed bay window to the front elevation.

Coal effect gas fireplace with a marble hearth and surround. Coving to the ceiling. Radiator. Television point.

Dining Room

12'3 x 11'4 (3.73m x 3.45m)

Wooden bi folding doors with shatter proof glass, opening into the conservatory.

Coving to the ceiling. Radiator.

Conservatory

11'7 x 8'8 (3.53m x 2.64m)

UPVC double glazed french patio doors to the rear elevation, with two side lights. Two radiators. Tiled flooring with under floor heating. Archway through to the kitchen.

Kitchen

11'7 x 8'2 (3.53m x 2.49m)

UPVC double glazed window to the rear elevation. Four double glazed velux sky lights.

A selection of modern wall, drawer and base units. Work surfaces incorporating inset a stainless steel sink, with a single drainer and mixer tap. Built in electric oven. 5 ring gas hob and extractor hood. Integrated dish washer. Recessed ceiling down lighters. Partly tiled walls. Radiator. Tiled flooring with under floor heating.

Utility

8'10 x 6'7 (2.69m x 2.01m)

UPVC double glazed window to the side elevation.

A selection of modern wall and base units. Work surface with space and plumbing, for a washing machine and dryer. Recessed ceiling down lighters. Partly tiled walls. Tiled flooring with under floor heating.

First Floor Landing

UPVC double glazed window to the side elevation.

Loft access. Coving to the ceiling. Radiator.

Bedroom One

14'8 x 11'6 (4.47m x 3.51m)

UPVC double glazed bay window to the front elevation.

Coving to the ceiling. Recessed ceiling down lighters. Radiator. Television point.

Bedroom Two

12'3 x 11'5 (3.73m x 3.48m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Radiator.

Bedroom Three

6'7 x 6'6 (2.01m x 1.98m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Radiator.

Family Bathroom

UPVC double glazed window to the side elevation.

Fitted four piece suite comprising of a panelled bath. Corner shower enclosure with a wall mounted shower. Pedestal wash hand basin. Low level W/C. Coving to the ceiling. Recessed ceiling down lighters. Tiled walls. Chrome heated ladder towel rail. Tiled flooring.

Exterior

To the front of the property there is a spacious tarmac driveway, providing ample off road parking incorporating borders with seasonal plants and shrubbery. Gate to the side giving access to the detached garage. The rear is enclosed and private, incorporating a paved patio area with steps leading up to a large lawned garden and shed.

Garage

19'11 x 9'10 (6.07m x 3.00m)

Up and over door. Power and lighting.

Additional Information

Freehold. Council tax band C.

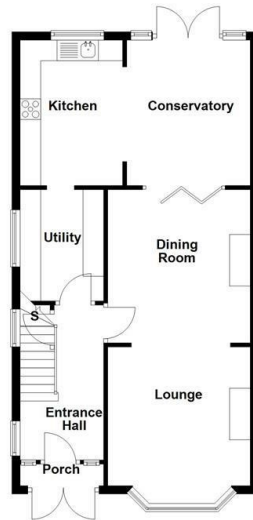
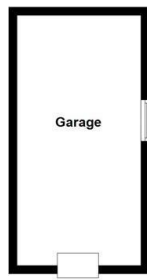
PROPERTY SIZE: APPROX: 1109 square feet / 103 square metres.

Disclaimer

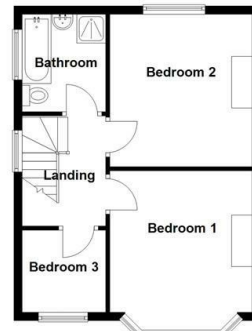
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Tel: 01782 470391

Ground Floor



First Floor



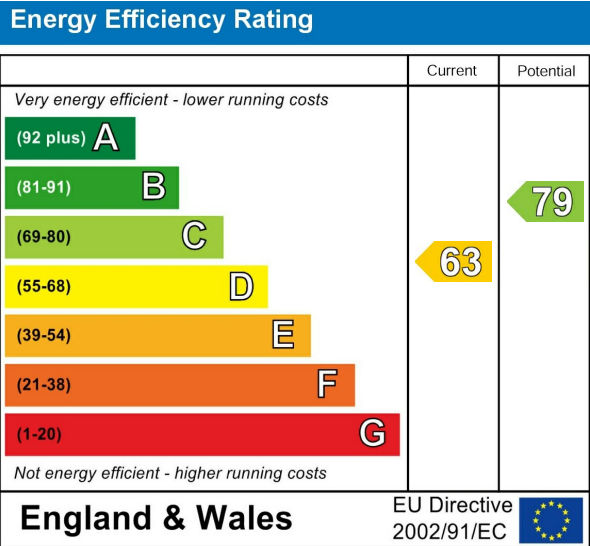
Road Map



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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