



35 Newpool Road

Knypersley, ST8 6NT

Price £400,000



Carters are proud to welcome to the market this splendid detached dormer bungalow, set on a generous plot, the property boasts an impressive layout with three reception rooms, providing ample room for both relaxation and entertaining.

The open plan lounge and dining room create a welcoming atmosphere, ideal for family gatherings or quiet evenings. The fitted kitchen, complemented by a utility room, ensures that all your culinary needs are met with ease. Additionally, a delightful sun room invites natural light and offers a serene space to enjoy the surrounding views. This bungalow features four well-proportioned bedrooms, including an en suite, alongside a family bathroom that caters to the needs of the household. The property is designed for convenience and comfort, making it an excellent choice for families or those seeking a peaceful retreat. Outside, the extensive rear garden is a true highlight, complete with a greenhouse, potting shed, and a tranquil pond with a water feature, perfect for gardening enthusiasts or those who simply wish to unwind in a picturesque setting. The ample off-road parking accommodates up to six vehicles, along with a garage for additional storage.

Situated in a great location, this property is conveniently close to local schools and amenities, ensuring that daily necessities are within easy reach. Moreover, it is just a short drive from the historic Mow Cop Castle, offering opportunities for exploration and leisure.

This delightful bungalow is a rare find, combining spacious living with a beautiful outdoor space, making it an ideal home for those looking to enjoy the best of Knypersley.

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Entrance Porch

13'2" x 5'2" (4.01m x 1.57m)

UPVC double glazed entrance door to the front elevation. Two UPVC double glazed windows to the front elevation. Quarry tiled flooring.

Hallway

Wooden single glazed entrance door to the front elevation. Two wooden single glazed stained glass windows to the front elevation. Coving to ceiling. Radiator. Door to access the stairs. Parquet herringbone flooring (currently covered by carpet).

Living Space

11'11" x 15'10" (3.63m x 4.83m)

Wooden single glazed door to the rear elevation. Coving to ceiling. Gas fire with marble surround and hearth. Radiator. TV ariel point. Parquet herringbone flooring (currently covered by carpet).

Dining Space

11'10" x 9'10"

Two UPVC double glazed windows to the front and side elevations. Coving to ceiling. Radiator.

Kitchen

11'11" x 15'10" (3.63m x 4.83m)

Wooden single glazed door to the rear elevation. Wooden double glazed window to the rear elevation with marble window sill. Modern high gloss fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with mixer tap and drainer. Built in double electric oven. Built in five

ring gas hob. Integrated fridge freezer. Integrated dishwasher. Vinyl flooring. Built in microwave. Built in extractor fan. Built in pantry cupboard. Recessed ceiling downlighters. Radiator.

Utility Room

4' x 8'11" (1.22m x 2.72m)

Wooden double glazed entrance door to the side elevation. UPVC double glazed window to the rear elevation. Wooden double glazed window to the side elevation. Tiled flooring.

Sun Lounge

9' x 10'11" (2.74m x 3.33m)

UPVC double glazed entrance door to the side elevation. Two UPVC double glazed windows to the rear and side elevations. Coving to ceiling. Radiator. TV ariel point.

Stairs

Bedroom One

15'2" x 10'10" (4.62m x 3.30m)

UPVC double glazed window to the rear elevation. Coving to ceiling. Built in double wardrobes and fitted chest of drawers. Radiator. Feature wall lights. USB phone charging point.

En Suite

8'6" x 3'3" (2.59m x 0.99m)

UPVC double glazed window to the side elevation. Pedestal wash hand basin. Low level w.c. Shower enclosure. Extractor fan. Fully tiled walls. Chrome heated towel rail. Tiled flooring.

Bedroom Two

11'10" x 11'11" (3.61m x 3.63m)

UPVC double glazed window to the front elevation. Built in double wardrobes. Feature wall lights. Radiator. Parquet herringbone flooring (currently covered by carpet).

Bedroom Three

14'3" x 11'7" (4.34m x 3.53m)

UPVC double glazed window to the rear elevation. Access to the stairs. Walk in loft storage space. Eaves storage space. Radiator. TV ariel point.

Bedroom Four

8'7" x 9'5" (2.62m x 2.87m)

UPVC double glazed window to the side elevation. Coving to ceiling. TV ariel point.

Bathroom

8'4" x 6'5" (2.54m x 1.96m)

UPVC double glazed window to the side elevation. Modern fitted suite comprising of a panelled bath with a wall mounted shower. Vanity wash hand basin. Recessed W/C. Partially tiled walls. Chrome heated ladder towel rail. Electric heater. Tiled flooring.

Garage

13'8" x 20'6" (4.17m x 6.25m)

Electric roller door to the front elevation. Wooden single glazed entrance door to the rear elevation. Wooden entrance door to the front elevation. Wooden single glazed window to the rear elevation. Power. Lighting.

Basement / Storage

9' x 10" (2.74m x 3.05m)

Wooden entrance door to the side elevation.

Exterior

To the front of the property there is a blocked paved driveway providing ample off road parking, leading to the garage. The rear is landscaped and south facing, which is mainly laid to lawn incorporating pretty seasonal shrubs and plants. There is a paved patio area and a pond with a water feature. The garden also benefits from a greenhouse, potting shed and wooden shed.

Additional Information

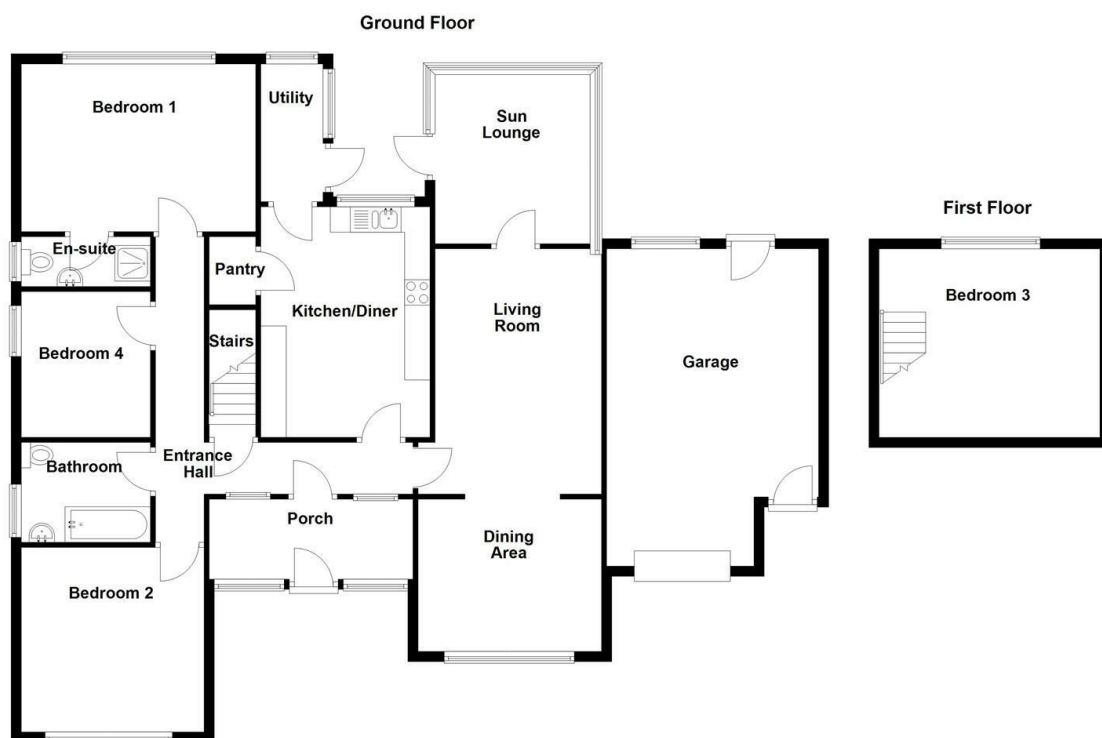
Freehold.
Council tax band E.

PROPERTY SIZE: APPROX:
square feet / square metres.

Disclaimer

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Tel: 01782 470391



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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