



JAMES PARSONS

POWERED BY
exp UK

☎ 01260 643 593

📠 07769 625 632

✉ james.parsons@exp.uk.com

🌐 jamesparsons.exp.uk.com

67 New Buildings, Knypersley

£115,000

3 1 1



Quote Ref: JP0881 - Set in this pleasant location in Knypersley with access to the countryside, this particular home was constructed in 1897 and has only been sold twice before!!

It has rendered elevations under a pitched tiled roof, which has the added benefit of Solar panels. Internally the property is need of general modernisation but offers excellent potential to re configure to suit your potential needs. The bathroom has been upgraded with a three piece suite in white.

The accommodation offers excellent room dimensions and in brief comprises:- Lounge with a feature multi fuel burning stove which opens into the dining room. The kitchen is a good size and leads to the rear porch and bathroom. There is a storage cupboard.

To the first floor there are three bedrooms, with access to the third bedroom from bedroom two. It has the added benefit of uPVC double glazing and gas fired central heating for which I understand from the owner was installed approximately five years ago.

Externally it is very unique as features two detached garages one to the front and the other to the rear with the added benefit of parking in front of them. Beyond the garage there is a good sized garden, which is currently over grow, but could be delightful. To the rear there is a small private courtyard.

Situated in a convenient for location with access to the local countryside, it is located south of Biddulph which offers a wider range of amenities, if you go further south there is access to Hanley, and for the commuter there are train stations giving access to London and Manchester and motorway connections. There is a regular bus service.

Tenure - Freehold / Council Tax Band 'A'



GROUND FLOOR
529 sq ft (49.2 sq m) approx.



1ST FLOOR
405 sq ft (37.5 sq m) approx.



TOTAL FLOOR AREA: 934 sq ft (86.8 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of actual areas should be used as a guide. Dimensions are approximate and may vary slightly from the information provided. The views, opinions and specifications shown here are based on the information available at the time of writing.



JAMES PARSONS

