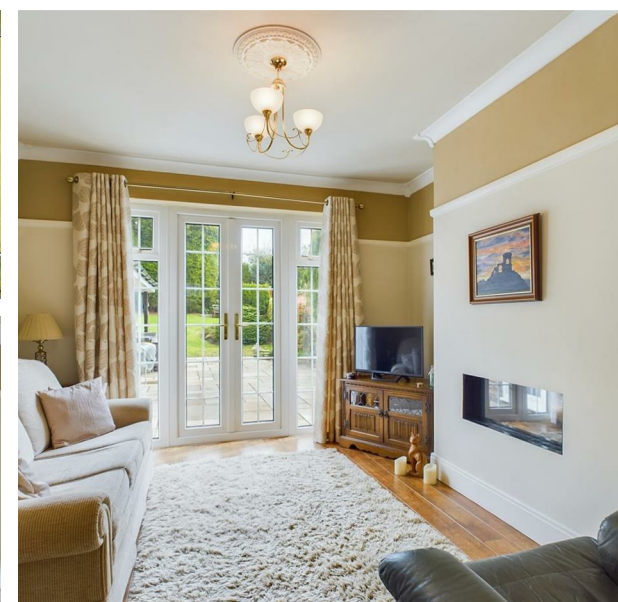
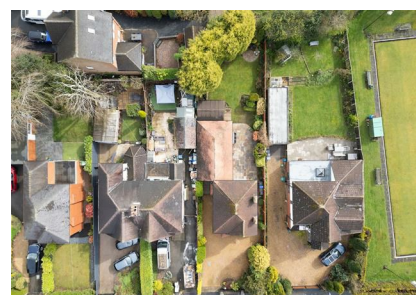


173 Tunstall Road, Knypersley, Stoke-On-Trent, ST8 7AQ
Offers in the region of £374,950



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Council Tax Band: C

Discover the rare opportunity that is Tunstall Road, Knypersley - an exquisite family residence in a prime non-estate location at the heart of Knypersley. Immerse yourself in the beauty of this stunning Four bedroom home, set behind grand cast iron electric gates amidst meticulously landscaped gardens. Enjoy ample parking space for numerous cars vehicles and a sizeable rear garden with a large Indian stone patio - perfect for family gatherings all year round. Step into the stunning entrance hall with feature stain glass windows, feeling instantly at home, relax in the spacious living room and enjoy the sophisticated dining room, with a W.C and a laundry room adding additional comforts.

The luxurious rear extension is the epitome of flexible accommodation, lending itself to various uses, elegant reception room, a master bedroom suite, or maybe an annex for an elderly relative. Featuring two sets of French doors leading to the patio and gardens. Upstairs, three spacious bedrooms await, along with the family bathroom. Explore the local amenities and schools nearby, including Biddulph Valley Way and Knypersley Reservoir, offering picturesque walks and more. Book your viewing now and make this dream home yours!

Ground floor

Hallway

13'5" x 6'10"

UPVC double glazed stain glass entrance door and windows to the front elevation. Coving. Radiator. Stairs to the first floor leading off. Oak effect laminate flooring.

Dining Room

12'5" x 12'0"

UPVC double glazed bay window to the front elevation and a UPVC double glazed stain glass window to the side elevation. Coving. Ceiling rose. Picture rail. Feature gas fireplace with burning coal effect, a wooden mantle and a marble surround and hearth. Radiator.

Living Room

12'10" x 12'0"

UPVC double glazed French doors and sidelights to the rear elevation with a UPVC double glazed stain glass window to the side elevation. Coving. Ceiling rose. Built in feature fireplace with burning log effect. Picture rail. Radiator. Oak effect laminate flooring. TV point.

Kitchen

14'4" x 6'9"

UPVC double glazed window and door to the side elevation. A lovely range of wooden wall, drawer and base units which incorporate work surfaces with a one and half stainless steel sink, a mixer tap. and drainer. A freestanding cooker with a four ring gas hob, grill and oven with an extractor hood. Partially tiled walls. Radiator. Laminate flooring.

Inner Hallway

UPVC double glazed window to the side elevation. Access to WC. Oak effect laminate flooring.

W.C

A two piece suite which comprises of a recessed WC and a wall mounted hand wash basin. Laminate flooring.

Laundry Room

7'10" x 8'3"

UPVC door to the front elevation. Loft access. Wall and base units which incorporate work surfaces with a stainless steel inset sink, mixer tap and drainer. Space and plumbing for a washing machine and dryer.

Bedroom Four/Reception Room

21'11" x 12'11"

Two UPVC double glazed French doors leading out into the rear garden. Recessed ceiling downlighters. Wall mounted, modern electric fireplace with burning crystal effect. Two vertical anthracite radiators. Oak effect laminate flooring.

First Floor

Landing

9'9" x 6'10"

UPVC double glazed stain glass window to the side elevation. Loft access. Coving. Picture rail. Radiator.

Bedroom One

12'10" x 9'8"

UPVC double glazed window to the rear elevation. Coving. Picture rail. Fitted wardrobes. Radiator.

Bedroom Two

10'11" x 11'11"

UPVC double glazed window to the front elevation. Coving. Picture rail. Radiator.

Bedroom Three

7'2" x 6'10"

UPVC double glazed window to the front elevation. Coving. Picture rail. Radiator.

Bathroom

5'10" x 6'9"

UPVC double glazed window to the rear elevation. A modern and white three piece suite which comprises of a panel bath with a rainfall wall mounted shower and a glass screen, a pedestal hand wash basin and a recessed WC. Fully tiled walls. Heated chrome ladder towel rail. Laminate flooring.

Exterior





The front is gravelled and provides off-road parking for multiple vehicles. It is surrounded by established shrubbery with a stone built wall and electric cast iron gates to the entrance. Gated side access to the rear. The rear is a generous size and is laid mainly to lawn with an Indian stone patio area. Mature trees and shrubbery provide extra privacy. Outside tap



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Floor 0



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	