

9 Knype Way, Knypersley, Stoke-On-Trent, ST8 6PT
Offers in the region of £229,950



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Council Tax Band: B

Welcome to the charming Knype Way, Knypersley, this extended semi-detached house is a gem waiting to be discovered. Boasting two spacious reception rooms, three cosy bedrooms, and a modern bathroom, this property is the epitome of a perfect family home and has great views over Knypersley and Biddulph.

As you step inside, you'll be greeted by a beautifully modernised interior that exudes warmth and style. The open plan dining room and kitchen, complete with a charming log burner, offer a perfect setting for family gatherings and cosy evenings in.

Convenience is key with off road parking for two vehicles, ensuring you never have to worry about finding a spot. The landscaped gardens with lawn and patio areas provide a tranquil escape where you can unwind and enjoy the outdoors.

Located close to local schools and amenities, this property offers the ideal blend of comfort and practicality. Whether you're looking to settle down or start a new chapter, this home is ready to welcome you with open arms. NO CHAIN.

Ground Floor

Hallway

3'3" x 4'11"

Door to front elevation, centre light point.

Living Room

14'4" x 14'3"

Window to front elevation, centre light point, radiator.

Dining Room

12'9" x 14'2"

Window to rear elevation, sold fuel burner, centre light point, radiator, storage cupboard.

Kitchen

9'0" x 11'5"

Window to rear elevation, door to side elevation, range of modern base and eye level units with wooden style work surfaces, with integral hob, oven, extractor, fridge and freezer. Wall mounted gas combination boiler, centre light point.

First Floor

Landing

6'0" x 6'2"

Loft access, centre light point, radiator.

Bedroom One

10'9" x 12'3"

Window to front elevation with views over Knypersley, Built in wardrobes, centre light point, radiator.

Bedroom Two

8'11" x 10'11"

Window to rear elevation, center light point, loft access, radiator.

Bedroom Three

8'11" x 11'3"

Window to side elevation, centre light point, storage cupboard, radiator

Family Bathroom

6'0" x 6'0"

Window to rear elevation, partially tiled, modern suite comprising; low level w.c, pedestal wash basin, paneled bath with mixer shower and shower screen. down lights, heated towel rail.

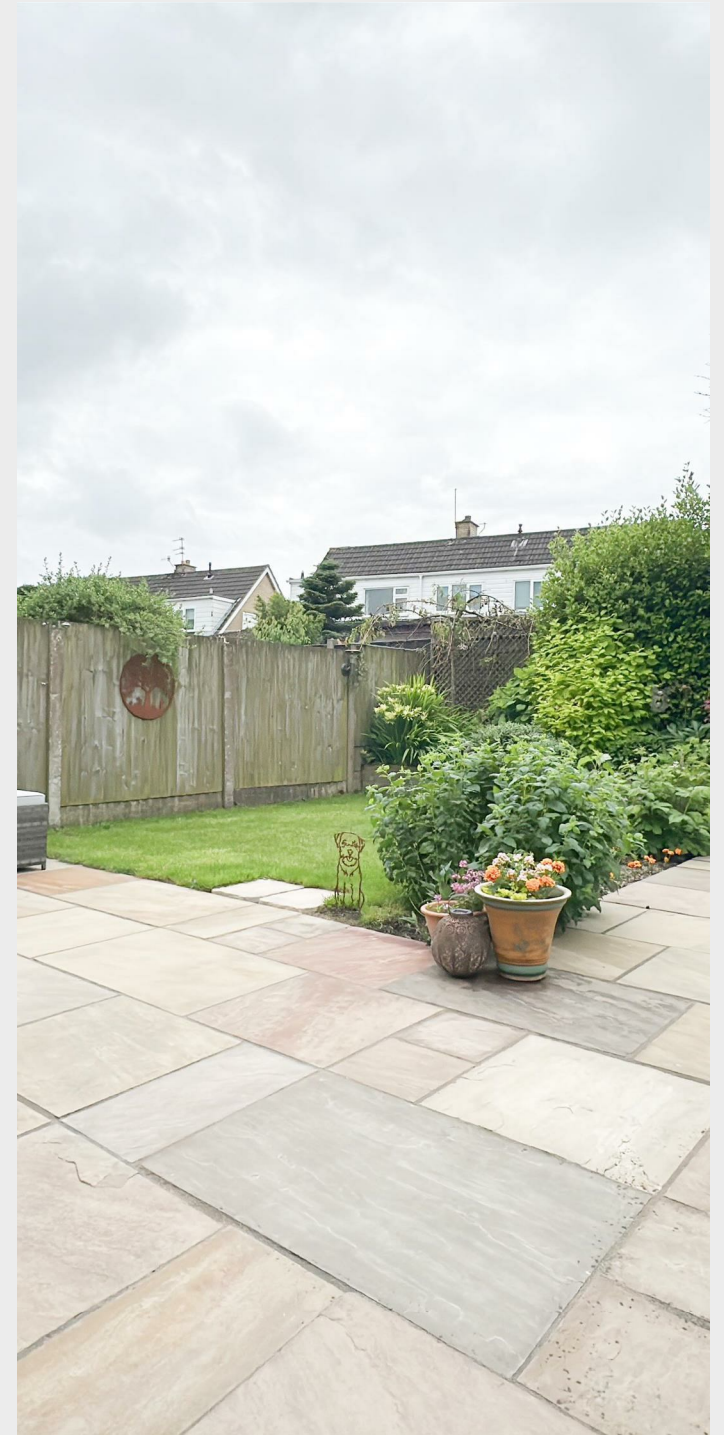
Exterior

The front elevation benefits from a lawn with planted beds and a block paved drive way providing off road parking for two cars. To the rear there are stone paved patios areas with lawn and planted borders.

FREEHOLD







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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	