



## 15 Park Lane, Knypersley, Stoke-On-Trent, ST8 7AT

£240,000

- Elevated Three Bed 1930s Semi-Detached Home
- Bay Fronted Lounge With Cosy Multi-Fuel Fire
- Rear Garden Having Raised Deck Patio & Lawned Area
- Ideal For Families, FTB & Downsizers
- Blends Timeless Character With Contemporary Living
- Versatile Second Rear Reception Room
- Off-Road Parking To The Front
- Hallway Having Black & White Tiled Flooring
- Modern Family Bathroom
- Excellent Access To Well-Regarded Schools

# 15 Park Lane, Stoke-On-Trent ST8 7AT

Positioned along the prestigious Park Lane, this elevated 1930s semi-detached residence seamlessly blends timeless character with contemporary living, delivering an ideal home for buyers seeking both charm and practicality. The upgraded frontage immediately enhances kerb appeal, and its raised position ensures improved accessibility compared with other homes within this location.



Council Tax Band: C



Stepping inside, the spacious hallway sets the tone with its original Minton black and white tiled flooring, a standout heritage feature of that 1930's charm. The bay fronted lounge to the front enjoys excellent natural light and a cosy multi-fuel fire while the second reception room at the rear offers flexible use as a dining room, home office or additional family space, depending on lifestyle needs. The modern kitchen has been designed with efficiency in mind, presenting white shaker-style cabinetry, generous worktop space and integrated cooking facilities that align perfectly with contemporary expectations.

The first floor continues to deliver with three well-sized bedrooms, including two comfortable doubles, all supported by a modern bathroom equipped with a full sized bath and a separate enclosed shower, ensuring a smooth and practical morning routine for busy households.

Externally, the property enjoys an attractive landscaped frontage which complements the elevated position, while the rear garden provides an excellent outdoor retreat with a lawned area and a raised decked patio ideal for entertaining or relaxing. A brick-built outbuilding currently serves as a useful utility space, enhancing the home's operational efficiency. The off-road parking at the front is particularly advantageous, offering easier access than many neighbouring properties thanks to the upgraded layout.

The location reinforces the property's appeal, with excellent access to well-regarded local schools including Knypersley First, James Bateman and Biddulph High, making this a strategically positioned home within a desirable residential setting.

An ideal family home which is also attractive to First-Time Buyers and downsizers.

### **Covered Entrance Porch**

Having original black and white Minton tiled floor with exposed brick archway. UPVC double glazed front entrance door giving access through into:-

### **Entrance Hall**

14'10" x 6'5"

Having original black and white Minton tiled flooring. Panelled staircase with under stairs storage, stairs to first floor landing. Radiator, recessed LED lighting to ceiling.

### **Lounge**

15'0" into bay x 11'4" into alcove

Having a UPVC double glazed walk-in bay window to the front aspect, radiator. Feature fireplace having inset for a multi-fuel cast iron stove set upon a tiled hearth.

### **Dining Room**

11'1" into alcove x 12'11"

Having a UPVC double glazed window to the rear aspect overlooking the gardens. Radiator, dark oak effect laminate flooring, open recess to chimney breast with LED recessed feature lighting. LED feature lighting to ceiling in addition to main ceiling light point.

### **Adjoining The Kitchen**

### **Kitchen**

16'11" x 6'5"

Having range of white shaker style wall mounted cupboard and base units with contrasting black granite effect work surfaces with matching splashback, incorporating a one and a half bowl single drainer sink unit with mixer tap over. Integral electric combination oven and grill by Bosch separate four ring gas hob with black splashback and matching chimney style extractor fan over. Space for tall standing fridge-freezer, plumbing for washing machine, integral dishwasher. Main gas fired central heating boiler combination. Dual aspect UPVC double glazed windows to the rear and side aspect allowing optimum light, recess LED light ceiling, UPVC double glazed side entrance door giving access to the rear gardens. High gloss porcelain tiled floor.

### **First Floor Landing**

Having access to loft space, recessed LED lighting to ceiling, UPVC double glazed obscured window to the side aspect.

### **Family Bathroom**

6'2" x 9'3"

Having a modern white suite comprising of panelled bath with over bath taps, wash hand basin set in vanity storage unit, WC, corner set fully enclosed shower cubicle with Triton electric shower. Chrome heated towel radiator, UPVC double glazed obscured window to the rear aspect, part tiled walls, vinyl flooring.

### **Bedroom Two**

11'7" x 12'11"

Having a UPVC double glazed window to the rear aspect overlooking the gardens. Radiator.

### **Bedroom One**

10'0" x 11'4"

Having a UPVC double glazed window to the front aspect, radiator.

### **Bedroom Three**

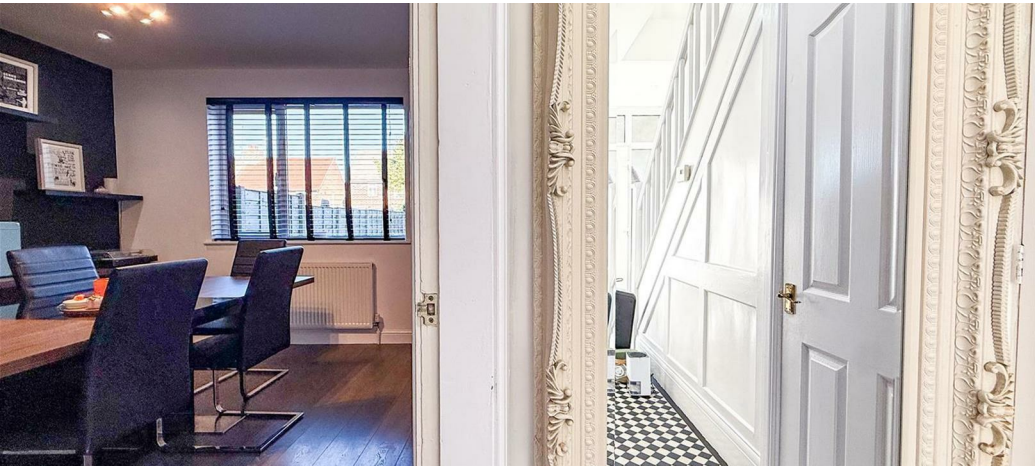
7'5" x 6'6"

Having a UPVC double glazed window to the front aspect. Radiator.

### **Externally**

To the front of the property there is a double width driveway with steps giving access up into the front of the property. Gated side access leading to the rear garden which is currently laid to lawn with an adjoining paved patio to the head of garden. There is also a deck raised patio with a brick built workshop/store having electrics.





Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C



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