



Tunstall Road, Knypersley, ST8 7AH.
£350,000

Whittaker Est. 1930
& Biggs

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This distinctive and detached home offers extensive accommodation, all within a non-estate location. Set upon a superbly-sized plot, this property offers great potential to improve and even reconfigure the existing layout to create a fantastic home for a family. At present there are three double bedrooms and a bathroom on the first floor with bath and separate shower cubicle, with a door leading to the large loft on the same level. Downstairs there is a bright lounge with two bay windows and fireplace with fine mantelpiece. The open-plan kitchen and dining space lead to the large conservatory. Also on the ground floor is a shower and toilet room and a family room which could be an optional bedroom four or a WFH study. There is a large utility room adjoining the walk-in storage space within the garage. The property adjoins Knypersley Meadow providing a pleasant and open outlook which can be seen from the first-floor kitchen, conservatory and the raised rear terrace. The rear garden has a good degree of privacy with raised patios and a feature pond. To the front is a generous gravel frontage with parking for multiple vehicles, and double metal gates providing security. The location is close to the local amenities of Biddulph and Mow Cop, with direct roads to Congleton and The Potteries. There are outstanding schools close by for those with families in mind. The property, although in need of some select updating, offers an excellent opportunity for those looking for an established home in with lots of potential. Offered for sale with no upward chain.



Entrance Hall

With a Upvc front entrance door, original Minton tiled part flooring. Coving to ceiling. Access to inner hallway having Upvc double glazed rear entrance door to the rear gardens.

Utility Room 13' 6" x 7' 9" (4.12m x 2.37m)

With a Upvc double glazed window to the rear aspect, cupboard housing Worcester boiler, sink unit, fitted base units. Door to:-

Study 10' 0" x 13' 7" (3.04m x 4.13m)

With a studded wall into garage.

Garage 12' 0" x 8' 2" (3.67m x 2.50m)

With metal double up and over door. Electric light and power.

Open Plan Lounge/ Diner 25' 9" x 16' 4" (7.84m x 4.99m)

into bay window reducing to 3.16 m into bay A spacious room with two UPVC double glazed bay windows to the front aspect. Feature fireplace with marble style fire surround and hearth with inset living flame gas fire. 2 x radiators. UPVC double glazed window to side aspect.

Open Plan Kitchen / Diner 23' 0" x 10' 6" (7.02m x 3.19m)

Dining Area with a UPVC double glazed window to the side aspect leading into the kitchen. With range of wall mounted cupboard and base units with fitted worksurface over and matching floating island. Single drainer stainless steel sink unit with mixer tap over, space for a double width cooker with a fitted chimney style extractor fan over. Integral dishwasher and integral fridge, plumbing for washing machine. Radiator, UPVC double glazed windows to the rear aspect, tiled flooring. Door to conservatory.

Conservatory 10' 0" x 13' 1" (3.06m x 3.99m)

Of Upvc construction with polycarbonate roof and dwarf brick base wall. Tiled floor, electric heater, wall light point, sliding patio doors giving access to the patio and gardens.

Shower Room 5' 10" x 7' 4" (1.78m x 2.24m)

With an enclosed shower cubicle with electric shower, glass countertop wash hand basin with chrome mixer tap, low level WC. Chrome heated towel radiator, recessed LED lighting to ceiling, fully tiled walls and floor, fitted vanity storage unit, single glazed obscured internal window to the rear aspect.

Family Room/ Bedroom Four 11' 2" x 8' 6" (3.41m x 2.60m)

With an internal Upvc double glazed window to the rear aspect overlooking the rear conservatory, radiator.

First Floor Landing

Bedroom One 17' 1" x 11' 1" (5.20m x 3.37m) max

With fitted Sharps wardrobes to side wall with incorporating shelving and hanging rails.

Bedroom Two 13' 10" x 11' 10" (4.21m x 3.60m) plus wardrobes

With a Upvc double glazed window to the front aspect, radiator, fitted wardrobes with storage to eaves.

Family Bathroom 9' 8" x 10' 10" (2.94m x 3.31m)

With an enclosed shower cubicle with electric shower, separate panelled bath, double width vanity storage unit with worksurface and countertop sink with fixed mirror and glass shelving over. Chrome heated towel radiator, tiled effect flooring, UPVC double glazed obscured window to the rear aspect.



Bedroom Three 10' 4" x 9' 11" (3.16m x 3.03m) Max
Having sliding mirror wardrobes to side wall with hanging rails, Upvc double glazed window to the front aspect, radiator.

Externally

The property is approached from the roadside via double metal gates giving access onto the driveway which provides an off-road parking for several vehicles including a caravan/motorhome. Gated side access to the rear garden.

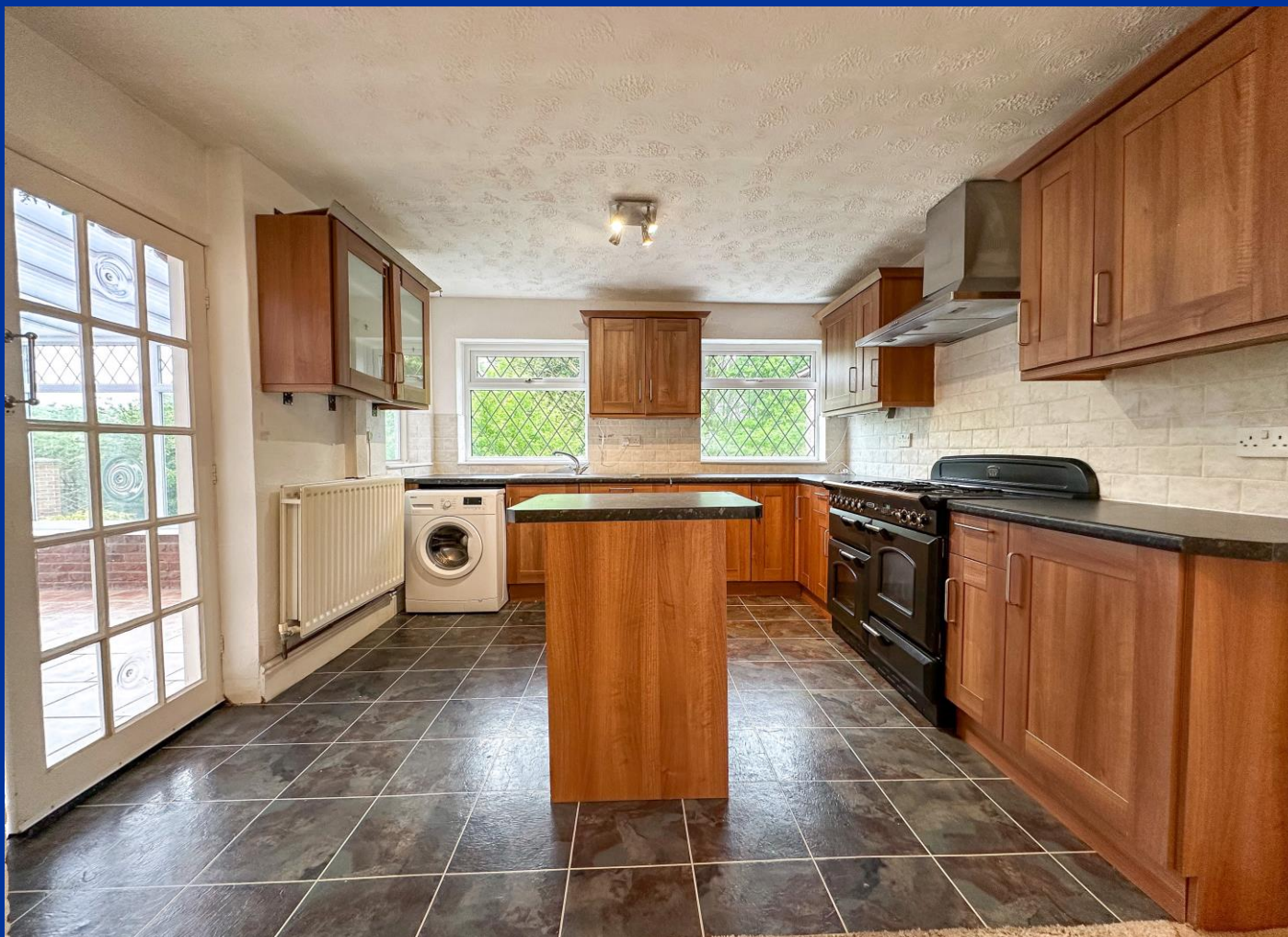
Rear Garden

With a fully enclosed garden adjoining Knypersley Meadow providing an open outlook as well as a good degree of privacy. Raised block paved terrace with incorporating barbecue and entertaining area with steps leading down to the rear garden which is a low maintenance style laid to gravel with paving, feature pond, mature hedging and establish trees.

Note:
Council Tax Band: E

EPC Rating: TBC

Tenure: believed to be freehold







Floorplan Goes Here



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