



Crossfield Avenue, Knypersley, ST8 7AG.  
£275,000

Whittaker Est. 1930  
& Biggs

## Crossfield Avenue, Knypersley, ST8 7AG.

Whittaker and Biggs are delighted to offer for sale, this spacious, three bedroom semi detached family home, situated within a desirable residential area of Knypersley, within walking distance of first, middle and high schools.

This modern and well presented property benefits from all the facilities a family would need having an entrance porch in addition to a hallway which provides access to a ground floor WC, spacious and modern family dining kitchen/ family room with patio doors giving access to the garden also having a range of modern units with built in appliances, breakfast bar and space for home office and additional seating, if required. There is also a lounge with walk in bay window also having the benefit of a log burning stove. To the first floor are three good sized bedrooms and a family bathroom.

Externally the property is situated on a larger than average plot having a spacious driveway to the front and side of the property, allowing off road parking for multiple vehicles in addition to a fully enclosed impressive sized rear garden, which has a hardstanding and planning consent for a garage to be erected, if desired.

A viewing is highly recommended to fully appreciate all that this family home has to offer.



**Entrance Porch 6' 0" x 6' 4" (1.83m x 1.94m)**

Having a UPVC double glazed front entrance door with UPVC double glazed windows to both sides, Half brick wall. Wood effect laminate flooring.

**Entrance Hallway**

Having a front entrance door and obscure glass to the side. Having a UPVC obscure window to the side aspect. Radiator. Recessed downlights. Wood effect flooring.

**Downstairs Cloakroom 3' 11" x 2' 7" (1.19m x 0.80m)**

Having a UPVC double glazed obscure window to the side aspect. Featuring a two-piece suite comprising of a low-level WC with push flush, wall mounted wash hand basin with mixer taps over. Wood effect vinyl flooring.

**Open Plan Dining Kitchen /Family Room 15' 5" x 18' 7" (4.70m x 5.66m)**

Having a UPVC double glazed window to the side and rear aspect. Comprising of a range of cream high gloss wall cupboard and base units with work surfaces over incorporating a stainless-steel sink and drainer, induction hob with stainless steel extractor hood over, integrated dishwasher, space and plumbing for washing machine. Space for fridge freezer. Incorporating a breakfast bar area with seating for four. Vinyl flooring. Recessed downlights. Family area having a multifuel stove sat upon a slate hearth. Having UPVC double glazed French door with access onto the patio area and garden. Recessed downlights.

**Lounge 14' 3" x 11' 2" (4.35m x 3.4m)**

Having a UPVC walk in Bay window to the front aspect. Featuring a multifuel log burner sat upon a slate hearth. Double radiator. Recessed downlights.

**First Floor Landing**

Having a UPVC double glazed window to the side aspect. Access to the loft with pulldown ladder. Recessed downlights.

**Master Bedroom 14' 11" x 10' 1" (4.54m x 3.07m)**

Having a UPVC walk-in bay window to the front aspect. Bespoke fitted wood effect wardrobes. Radiator. Recessed downlights.

**Bedroom Two 12' 6" x 9' 10" (3.80m x 3.0m)**

Having a UPVC double glazed window to the rear aspect overlooking the garden. Double radiator. Recessed downlights.

**Bedroom Three 6' 8" x 6' 8" (2.03m x 2.04m)**

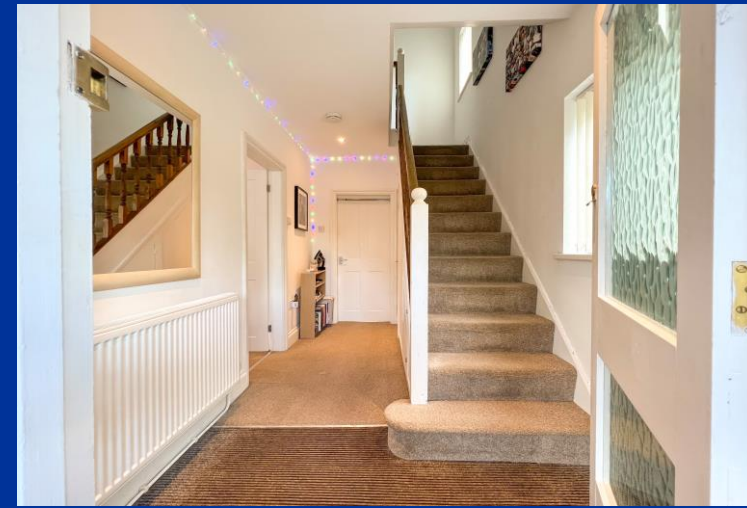
Having a UPVC double glazed window to the front aspect. double radiator. Recessed downlights.

**Bathroom 7' 5" x 6' 7" (2.25m x 2.0m)**

Having an obscure double-glazed window to the side aspect. Comprising of a three-piece suite featuring a panel bath with separate shower attachment over, wall mounted wash hand basin with mixer taps, low level WC with push flush. Double radiator. Handy storage cupboard housing the boiler and shelving underneath. Fully tiled walls. Vinyl flooring. Extractor fan.

**Externally**

To the front of the property there is a superb sized decorative slate and paved driveway allowing parking for multiple vehicles to the front and to the side. Mature bushes and trees frame the boundary. To the rear of the property the garden is mainly laid to lawn with an additional Indian stone paved patio area with steps up to the lawned garden. The garden offers a good degree of privacy with mixed borders featuring an array of mixed plants, shrubs and trees. There is an area, which previously housed the garage, which has been granted planning permission for a new garage to be erected, if desired.



Note:  
Council Tax Band: Band C

EPC Rating: D

Tenure: believed to be freehold









**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.