



Minerva Close, Knypersley, ST8 6SZ.  
£190,000

Whittaker Est. 1930  
& Biggs



# Minerva Close, Knypersley, ST8 6SZ.

This is a great opportunity to purchase a semi-detached family home with a popular residential location. This family home has a fantastic sized fully enclosed rear garden with far reaching views over Mow Cop which can be viewed from the first floor.

There is a spacious lounge & dining kitchen which gives immediate access to the rear patio & gardens. The first floor has three bedrooms together with a family bathroom which has a white suite.

Due to the extensive rear garden there is much potential to either extend or add a conservatory. Externally the gardens are laid to lawn with paved patio. There is also a detached garage store in addition to an enclosed carport which is also great for storage. There is a partial block paved driveway allowing parking for a motorhome if required.

This is a superb location for families having access to Biddulph Valley walk way & Knypersley First School.





### Entrance Hall

Having a Upvc double glazed front entrance door, radiator. Consumer box. Stairs to first floor landing.

### Lounge 15' 3" x 11' 6" (4.66m x 3.51m)

Upvc window to front aspect, radiator, feature fireplace with gas fire set upon a marble effect hearth with matching inset. Store cupboard.

### Dining Kitchen 8' 4" x 14' 7" (2.53m x 4.45m)

Having a range of wall mounted cupboard & base units with fitted work surface over incorporating single drainer stainless steel sink unit with mixer tap over. Integral electric double oven & ceramic hob. Upvc window to rear aspect overlooking the rear garden. Tiled floor & walls, radiator, plumbing for washing machine. Upvc rear entrance door.

### First Floor Landing

Access to loft space with pull down ladder electric light & power. Upvc window to side aspect with partial views.

### Bathroom 6' 4" x 5' 2" (1.94m x 1.57m)

Having a white suite with panelled bath with mains fed shower attachment, low level w.c, pedestal wash hand basin. Chrome heated towel radiator, Upvc obscured window to rear aspect.

### Bedroom One 14' 1" x 7' 11" (4.29m x 2.42m)

Having Upvc window to front aspect, radiator.

### Bedroom Two 7' 11" x 10' 2" (2.42m x 3.09m)

Having Upvc window to rear aspect with views towards Mow Cop, radiator

### Bedroom Three 5' 0" x 10' 5" (1.52m x 3.17m)

Having Upvc window to front aspect, radiator. Cupboard concealing gas fired central heating system.

### Attached Enclosed Car Port

Having doors to front & rear. Electric light & power.

### Driveway

Having off road parking with side driveway plus additional block paved driveway allowing further parking. Front garden laid to lawn.

### Rear Garden

Extensive rear garden fully enclosed having paved patio & adjoining lawn. Enclosed via timber fenced panels allowing a good degree of privacy.

### Detached Garage Store

Having up & over door, electric light & power.



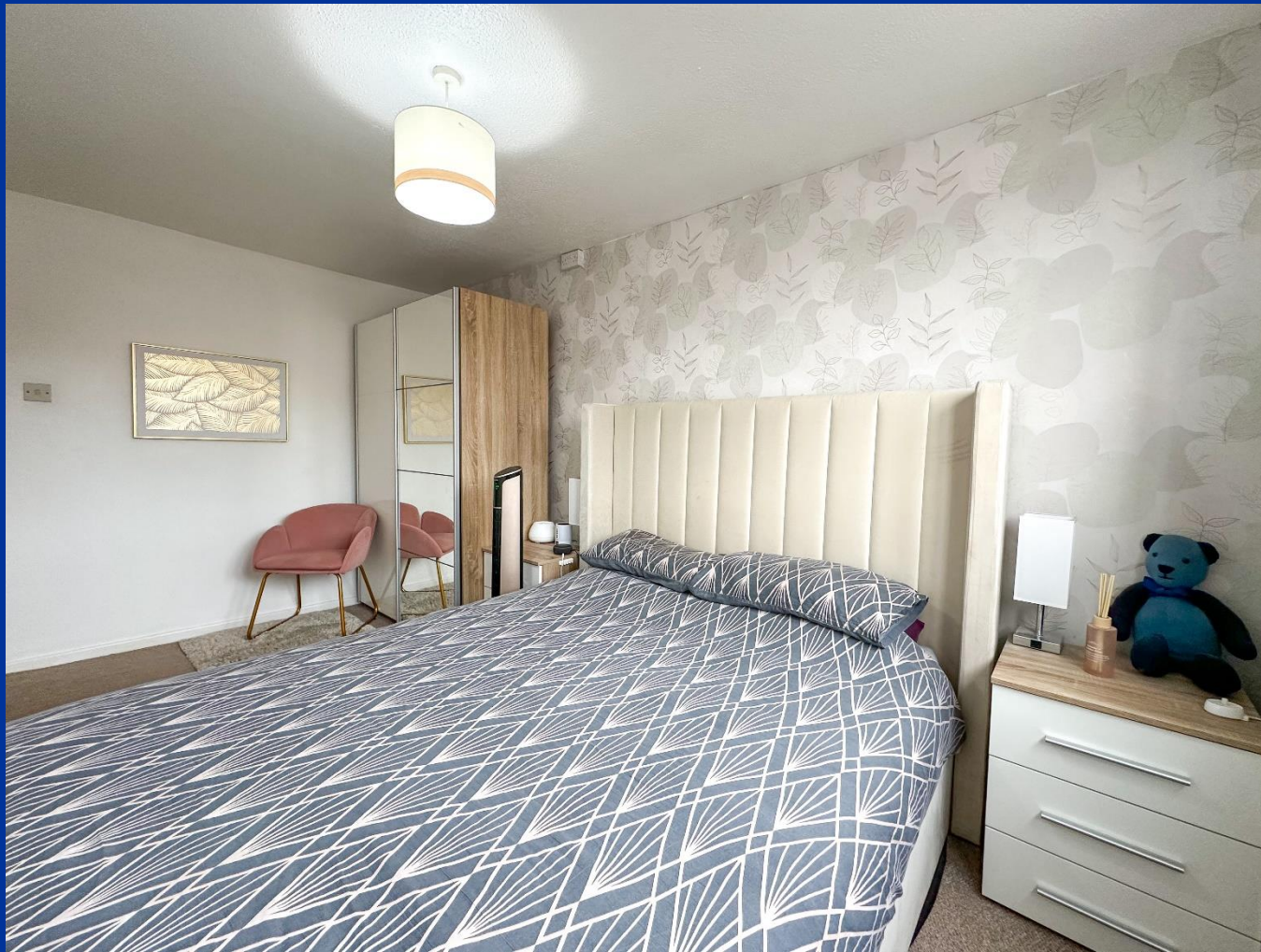


Note:

Council Tax Band: Band B

EPC Rating: Band C

Tenure: believed to be Freehold



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