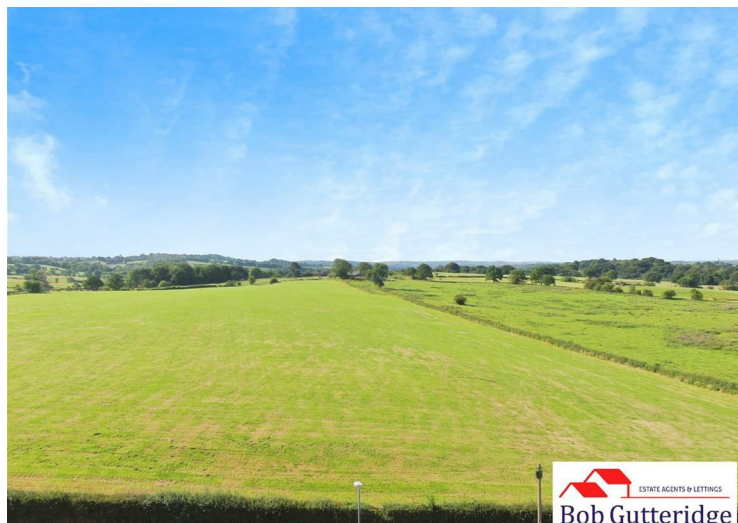


## 18 Mill Hayes Road, Knypersley, Stoke-On-Trent, Staffs, ST8 7BU



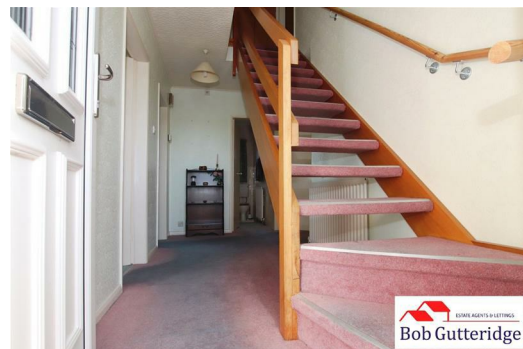
**Freehold Offers in excess of £285,000**



Bob Gutteridge Estate Agents are delighted to offer to the market this beautifully situated dormer bungalow situated in this highly regarded Knypersley location which offers splendid views over English countryside to the front. As this home is a dormer bungalow is enhanced with Upvc double glazing along with gas combi central heating and the versatile accommodation comprises of entrance hall, lounge, fitted kitchen/diner, utility area, lean-to, bathroom, two bedrooms to the ground floor and to the second floor two further bedrooms can be located along with an abundance of storage space. Externally the property is set on a desirable walk around plot which offers gardens to front and rear along with ample parking and a detached brick garage. This home is a blank canvass which offers potential purchasers scope to create their own masterpiece ! We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern and stained glass, coving to ceiling, smoke alarm, pendant light fitting, panelled radiator, power points, stairs to first floor landing and doors to rooms including;



**LOUNGE 4.57m x 3.61m (15'0" x 11'10")**

With Upvc double glazed window to front, two Upvc double glazed feature windows to side, coving to ceiling, pendant light fitting, ceramic tiled feature fireplace with gas fire, double panelled radiator, TV aerial connection point and power points.



**FITTED KITCHEN / DINING ROOM 3.78m x 3.61m (12'5" x 11'10")**

With Upvc double glazed windows to side and rear aspects, coving to ceiling, fluorescent tube light fitting, a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with chrome mixer tap above, built in four ring gas hob unit with extractor hood above, integrated fan assisted oven with microwave above, two panelled radiators, ceramic splashback tiling, power points and access to ;



**UTILITY AREA 1.80m x 1.63m (5'11" x 5'4")**

With Upvc double glazed window to side, pendant light fitting, space for fridge/freezer, space for under counter fridge, wood panelling to walls, power point and access to;



**LEAN TO 2.79m x 2.21m (9'2" x 7'3")**

With Upvc double glazed panels to sides and rear, Upvc double glazed side access door with inset Georgian pattern, wood panelling, plumbing for automatic washing machine and power points.





### **BATHROOM 2.39m x 1.83m (7'10" x 6'0")**

With Upvc double glazed frosted window to rear, pendant light fitting, a coloured suite comprising of low level WC, pedestal sink unit, panelled bath unit, ceramic half wall tiling, panelled radiator and door to built in storage cupboard providing ample shelving and storage space.



### **BEDROOM ONE (REAR) 3.58m maximum x 3.00m (11'9" maximum x 9'10")**

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, double panelled radiator and power points.



### **BEDROOM TWO (FRONT) 3.05m x 3.05m (10'0" x 10'0")**

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, double panelled radiator, TV aerial connection point and power points.



### **FIRST FLOOR LANDING**

With pendant light fitting, smoke alarm, double doors reveal access to eaves providing ample storage space plus double doors to a built in boiler cupboard housing a Valliant combination boiler providing the domestic hot water and central heating systems. Doors to rooms including;



**BEDROOM THREE 4.29m reducing 2.90m x 3.81m (14'1" reducing 9'6" x 12'6")**

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, double panelled radiator, power points and built in double wardrobes providing ample domestic hanging space and storage space.



**BEDROOM FOUR 3.84m x 3.96m reducing to 3.35m (12'7" x 13'0" reducing to 11'0")**

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, double panelled radiator, TV aerial connection point and power points.







**FORE GARDEN**

With garden block walls to borders along with mature hedges plus timber post and timber fencing, a paved driveway leads alongside the property providing ample off road parking, a crazy paved frontage with a wealth of mature shrubs to borders and access along both sides of the property to;



**REAR GARDEN**

Bounded by timber/concrete post and timber fencing, a paved area provides ample patio and sitting space, lawn section with a wealth of shrubs to borders, garden timber shed and access to;





## **DETACHED BRICK GARAGE 5.77m x 2.84m (18'11" x 9'4")**

With up and over door, glazed window to side, electricity supply connected and ample domestic storage space.

## **COUNCIL TAX**

Band 'C' amount payable to Staffordshire Moorlands District Council.

## **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

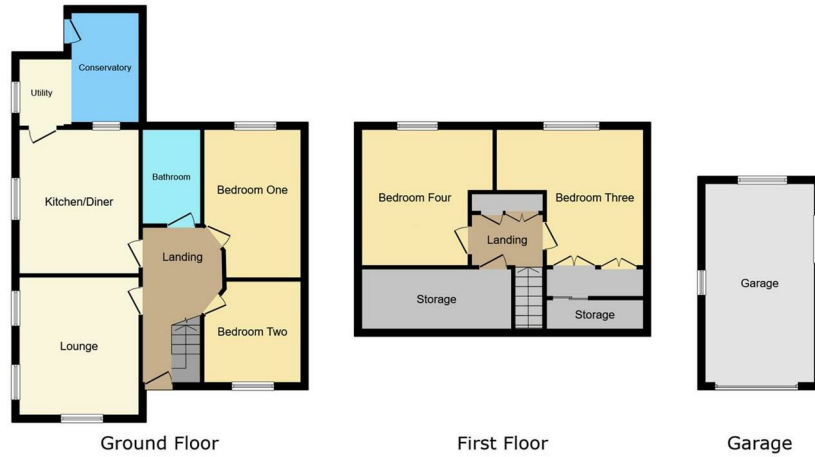
## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

18 Mill Hayes Road, Stoke-on-Trent, ST6 4JB



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

 Bob Gutteridge



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm



 ESTATE AGENTS & LETTINGS  
**Bob Gutteridge**