



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



23 Knypersley Road, Stoke-On-Trent, ST6 8HT

Offers In The Region Of £150,000

23 Knypersley Road offers an opportunity to purchase a quaint three-bedroom property in the centre of Norton. The property offers spacious living inside the property and a paved outdoor patio area, outside is a single bay garage and a further two parking spaces. The property benefits from excellent local amenities including a chemist opposite and supermarket within walking distance.



Situation

Situated in the popular residential area of Norton. This quaint three-bedroom property offers spacious living inside the property and a paved outdoor patio area, outside is a single bay garage and a further two parking spaces. The property benefits from excellent local amenities including a chemist opposite and supermarket within walking distance.

Directions

From Leek take the A53 to Endon, turn right for Clay Lake B5051, follow for 2.6 miles then turn right onto Knypersley Road and your destination is on your left.

Dining Room 14'11" x 11'6" (4.56m x 3.52m)



Laminate floor and electric fire and fire surround.

Kitchen 10'7" x 14'4" (3.24m x 4.37m)



Range of built in units comprising base cupboards and drawers, Electric oven, Gas hob with Extractor fan over, Laminate work surfaces with stainless steel sink.

Living Room 10'7" x 14'4" (3.24m x 4.37m)



Carpet floor, log burner and fire surround with stairs off and UPVC double doors leading to rear.

Bedroom One 14'4" x 7'4" (4.39m x 2.25m)



Carpet floor, UPVC windows to front and rear aspect.

Bedroom Two 11'5" x 9'1" (3.49m x 2.79m)



Carpet floor, radiator, dual aspect UPVC windows.

Bedroom Three 5'3" x 9'6" (1.62m x 2.91m)



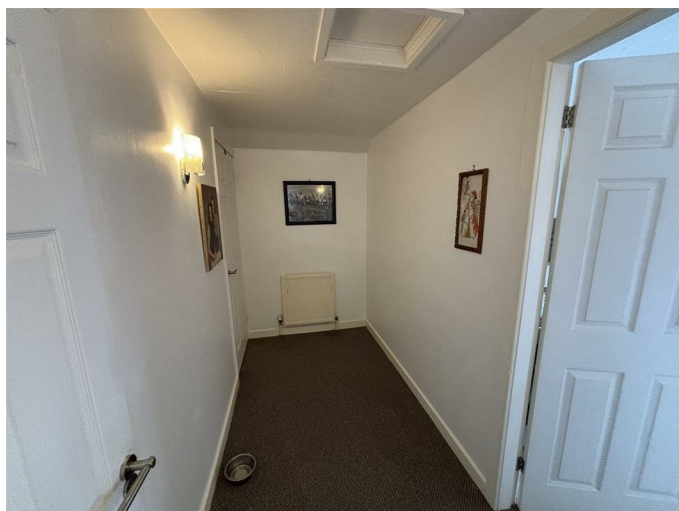
Carpet, radiator and UPVC window.

Bathroom 9'2" x 4'6" (2.81m x 1.39m)



Bathroom suite comprises of Bath, W/C, hand basin, tiled walls, frosted UPVC window and wood floor.

Landing Area 15'3" x 4'7" (4.67m x 1.4m)



Services

We believe the property is connected to mains services.

Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Council Tax Band

Council Tax Band for this property is Band B and the local authority is Staffordshire Moorlands District Council at Stockwell House, Leek.

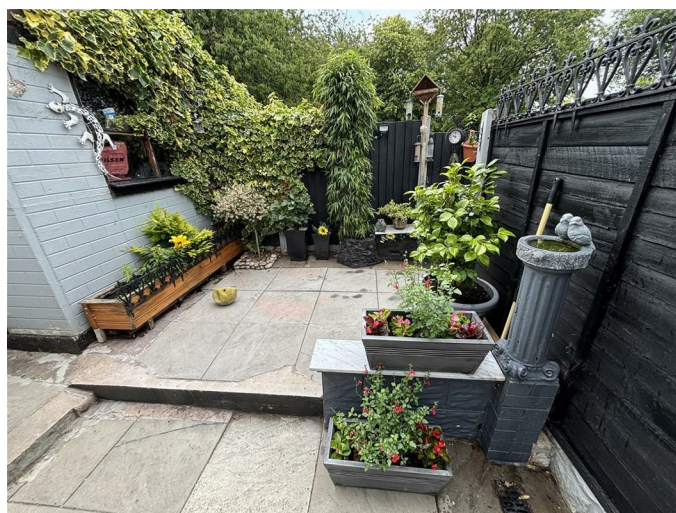
Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

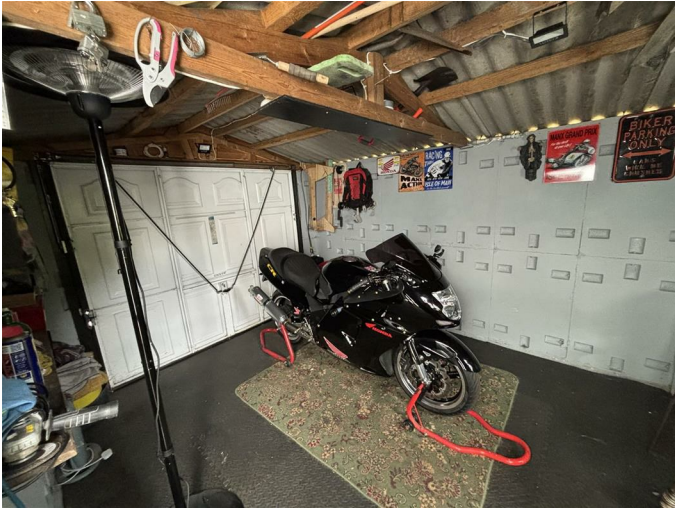
Viewings

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

Outside



Garage 10'0" x 13'8" (3.05m x 4.17m)



With mains electric

Patio Area

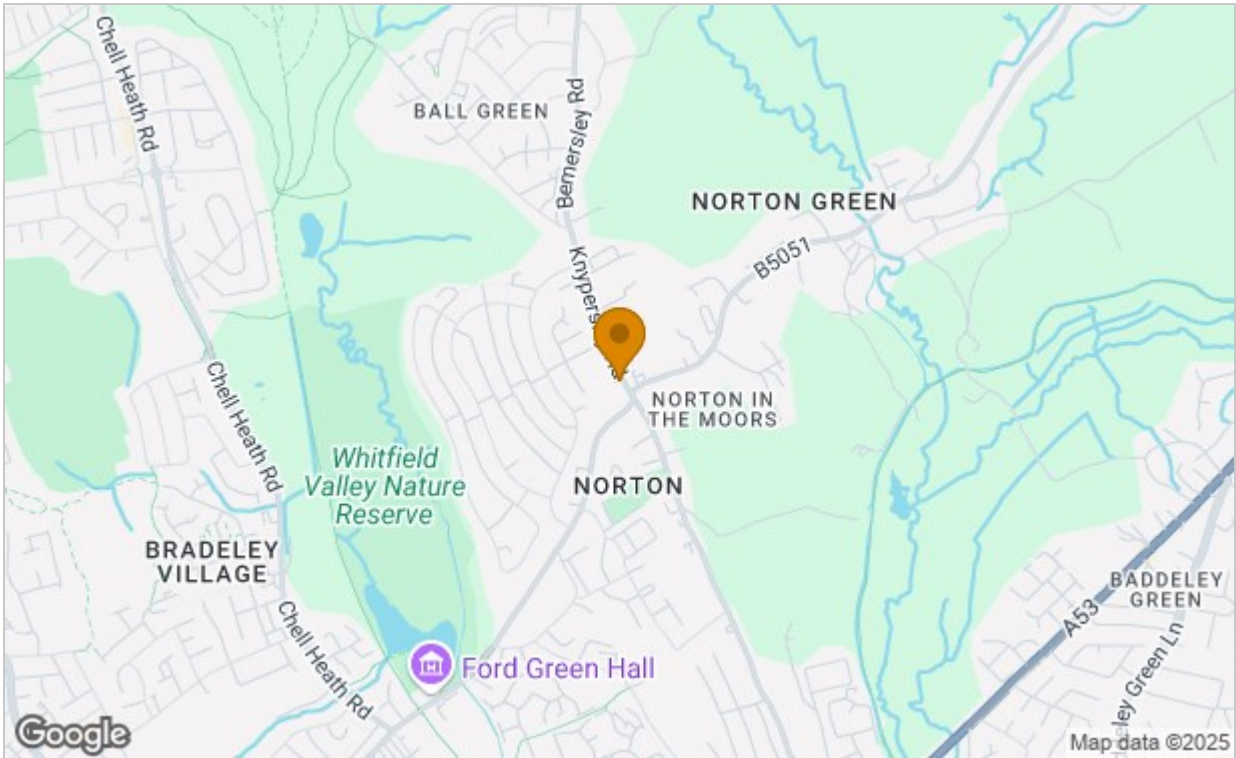


Parking

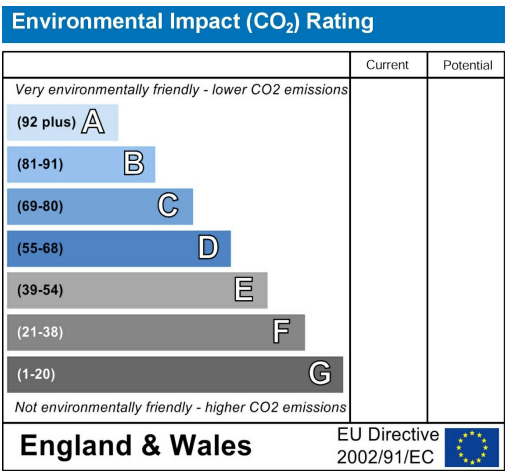
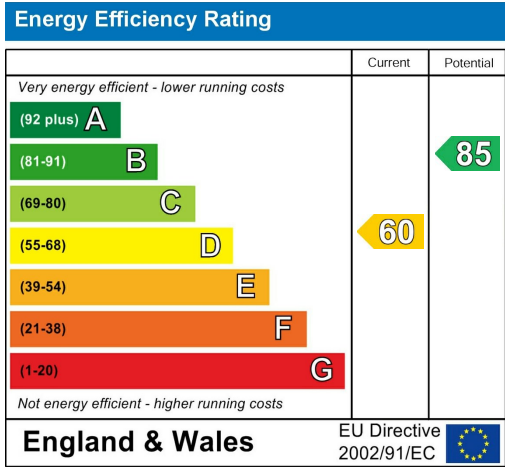


Ample parking for multiple vehicles.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.