



## 9 Denbigh Close

Knypersley, Biddulph, ST8 7AY

**Price £235,000**



Here at Carters, we are delighted to be welcoming to the market this well presented and very much loved two bedroom detached bungalow.

This lovely home is an ideal purchase for those who are looking to downsize and enjoy the next chapter in their life. It is situated in one of the most highly sought-after areas within Knypersley, surrounded by a small selection of bungalows and picturesque countryside walks.

The bungalow itself is in good condition with plenty of scope left to put your own stamp on things. You are welcomed into the property to the front elevation, stepping into a spacious and bright entrance hall which leads you through the property. The living room is a generous size and benefits from ample natural light and a feature fireplace. The bedrooms are both good-sized doubles and to the rear, ideal for listening to bird songs and enjoying tranquil views at first light. If this wasn't enough, there is a modern shower room and a large traditional kitchen, where there is plenty of space for a small dining table, if so desired.

Externally, the property occupies a good plot, with a small front garden to allow for any extra privacy needs and for added kerb appeal. There is also a paved driveway which sweeps to the front and leads down the side of the property to the garage. It allows ample parking for several vehicles as well as providing rear access to the garden. The rear garden is private and low maintenance, boasting views up to Mow Cop Castle upon the horizon. It is mainly laid to lawn, with pretty seasonal shrubs and fruit trees to the border.

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## Entrance Hall

UPVC double glazed window and entrance door to the front elevation.

Loft access. Coving to the ceiling. Radiator. Storage cupboard.

## Lounge

15'5 x 11'10 (4.70m x 3.61m)

UPVC double glazed window to the front elevation. Coal effect gas fire with a marble hearth and surround. Coving to the ceiling. Radiator. Television point.

## Kitchen

11'9 x 8'4 (3.58m x 2.54m)

UPVC double glazed window to the rear and UPVC double glazed entrance door to the side elevation. Fitted drawers, wall and base units. Work surface incorporating inset stainless sink, single drainer and mixer tap. Gas cooker point. Space and plumbing for a washing machine. Radiator.

## Bedroom One

13'11 x 8'7 (4.24m x 2.62m)

UPVC double glazed window to the rear elevation. Partial coving to the ceiling. Radiator.

## Bedroom Two

9'1 x 7'8 (2.77m x 2.34m)

UPVC double glazed window to the rear elevation. Radiator.

## Shower Room

UPVC double glazed window to the front and side elevation.

Three piece suite comprises of a n oversized shower enclosure with a wall mounted shower.

Pedestal wash hand basin. Low level W.C. Partly tiled walls. Partly aqua panelled walls. Radiator. Vinyl flooring.

## Exterior

The front has a small lawned garden and a paved driveway providing off road parking, extending to the side leading to a detached garage. The rear there is spacious and enclosed with a paved area leading to an enclosed lawned garden.

## Garage

Window to the side and rear.

Up and over door. Power and Lighting.

## Additional Information

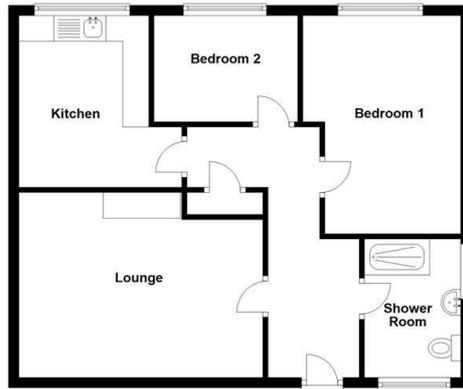
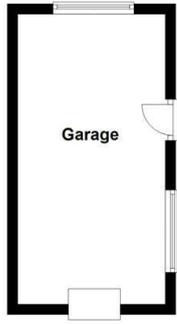
We are led to believe that the property is Freehold and Council Tax Band C.

## Services

The main services of gas, electric, water and drainage are all connected to the mains. Broadband is Cable. 4G Coverage.

Please note: services and appliances have not been tested by the agent.

Ground Floor



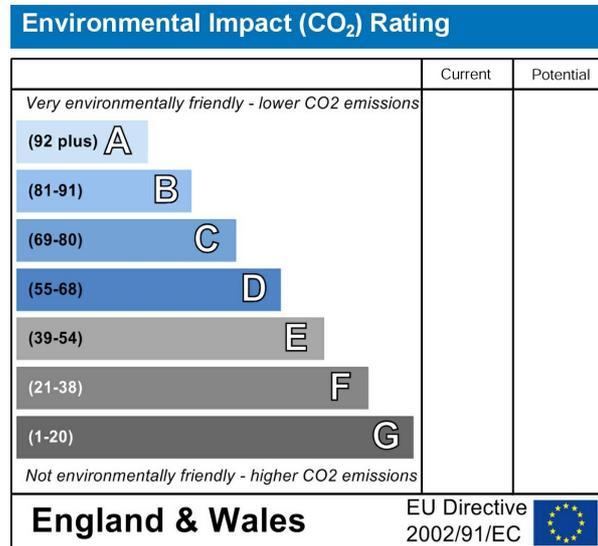
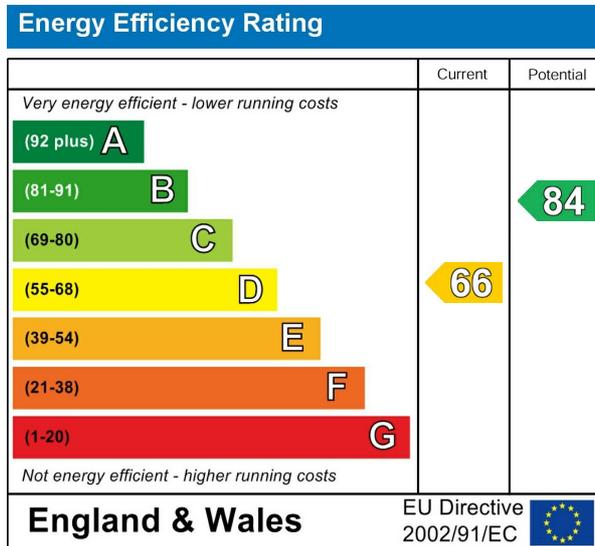
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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