



91 Tunstall Road, Biddulph, Stoke-On-Trent, ST8 6LB

£170,000

- Three Bedroom Semi-Detached Home
- Far Reaching Views Towards Mow Cop Castle And Surrounding Countryside
- Low Maintenance Frontage
- Off-Road Parking
- Dual-Aspect Lounge/ Diner
- Situated Within The Popular Knypersley Area
- Impressive Rear Garden Arranged Over Several Levels
- Well-Proportioned Bedrooms And Family Bathroom
- Well Placed For Local Amenities, Schools And Commuter Links

91 Tunstall Road, Stoke-On-Trent ST8 6LB

Occupying an elevated position with far-reaching views towards Mow Cop Castle and the surrounding countryside, this deceptively spacious three-bedroom semi-detached home offers well-proportioned accommodation, off-road parking and an impressive rear garden, making it an ideal purchase for those looking for additional outside space.



Council Tax Band: B



Conveniently situated within the popular Knypersley area, the property is well placed for local amenities, schools and excellent commuter links, whilst being close to countryside walks and neighbouring towns.

The accommodation is well presented throughout and briefly comprises a welcoming entrance hallway with useful understairs storage and cloak cupboard, ground floor cloakroom, a spacious dual-aspect lounge/diner with windows to both the front and rear elevations, allowing for plenty of natural light whilst enjoying elevated views to the front. The kitchen/diner is fitted with a range of wall and base units, integrated appliances and ample space for everyday dining. To the first floor, the landing gives access to three well-proportioned bedrooms and a family bathroom fitted with a modern white suite. The principal bedroom benefits from fitted mirrored wardrobes and enjoys those far-reaching views towards Mow Cop Castle, with bedroom three also taking full advantage of the open outlook.

Externally, the property enjoys a low-maintenance frontage with mature planting and a driveway to the side providing off-road parking. To the rear lies a particular feature of the home — a substantial, mature and beautifully established garden, offering far more space than first meets the eye. Arranged over several levels, the garden incorporates paved pathways, gravelled seating areas and an extensive lawn bordered by mature shrubs, trees and colourful planting, creating an excellent space for entertaining, children, pets or keen gardeners alike. A well-maintained home offering excellent internal proportions, generous outdoor space and attractive views in a convenient and established location. Early viewing is highly recommended.

Entrance Hall

Having a UPVC double glazed entrance door with obscured glazed side panel. Radiator, understairs storage cupboard and additional cloak cupboard. Stairs off to the first floor landing with access to the ground floor accommodation.

Ground Floor Cloakroom

Fitted with a white suite comprising low-level WC and wash hand basin set within a vanity storage unit. Chrome heated towel radiator and extractor fan.

Lounge/Diner

8'11" x 9'9"

A light and airy dual aspect room having a UPVC double glazed window to the front aspect enjoying far-reaching views towards Mow Cop Castle, together with a UPVC double glazed window to the rear aspect overlooking the garden. Radiator and feature wall-mounted electric fire.

Kitchen/Diner

11'5" x 9'2"

Fitted with a range of wall and base units with worksurfaces over, incorporating a single drainer stainless steel sink unit with mixer tap. Integrated electric combination oven and grill with four-ring gas hob over and chimney-style extractor hood. Plumbing for washing machine, space for fridge freezer and integrated Hotpoint dishwasher. Housing the gas central heating boiler. UPVC double glazed window to the side aspect and UPVC double glazed rear entrance door with half glazed panel.

First Floor Landing

Having radiator and UPVC double glazed window to the side aspect.

Bathroom

6'4" x 8'4"

Fitted with fully clad UPVC walls and a white suite comprising double-ended panelled bath with shower over, wash hand basin set in vanity storage unit and low-level WC. UPVC double glazed obscured window to the rear aspect and chrome heated towel radiator.

Bedroom Two

12'11" x 6'4"

Having a UPVC double glazed window to the rear aspect overlooking the garden. Radiator.

Bedroom One

12'3" x 15'4" (into wardrobes)

A spacious principal bedroom having fitted wardrobes with sliding mirrored doors incorporating useful storage drawers to the side. UPVC double glazed window to the front aspect enjoying far-reaching views towards Mow Cop Castle.

Bedroom Three

8'3" x 9'0"

Having a UPVC double glazed window to the front aspect with views towards Mow Cop Castle. Radiator, built-in storage cupboard and access to loft space.

Externally

To the front, the property enjoys an elevated position set back from the road with a low-maintenance gravelled frontage, stocked with a variety of mature shrubs and planting, whilst

benefitting from far-reaching views towards Mow Cop Castle and the surrounding countryside. A driveway to the side provides off-road parking.

To the rear, the property boasts a surprisingly generous and well-established garden, arranged over several levels and offering a fantastic degree of privacy. The garden features paved pathways, gravelled seating areas and a substantial lawned garden bordered by mature trees, shrubs and flowering plants, creating an excellent outdoor space for entertaining, gardening or family enjoyment. A useful timber storage shed is also included.

Please Note

The vendor has had recent works on the rear roof of the property for which he has a certificate from the builder but not building regs. Purchasers are urged to make their own enquiries with their solicitor & mortgage provider.





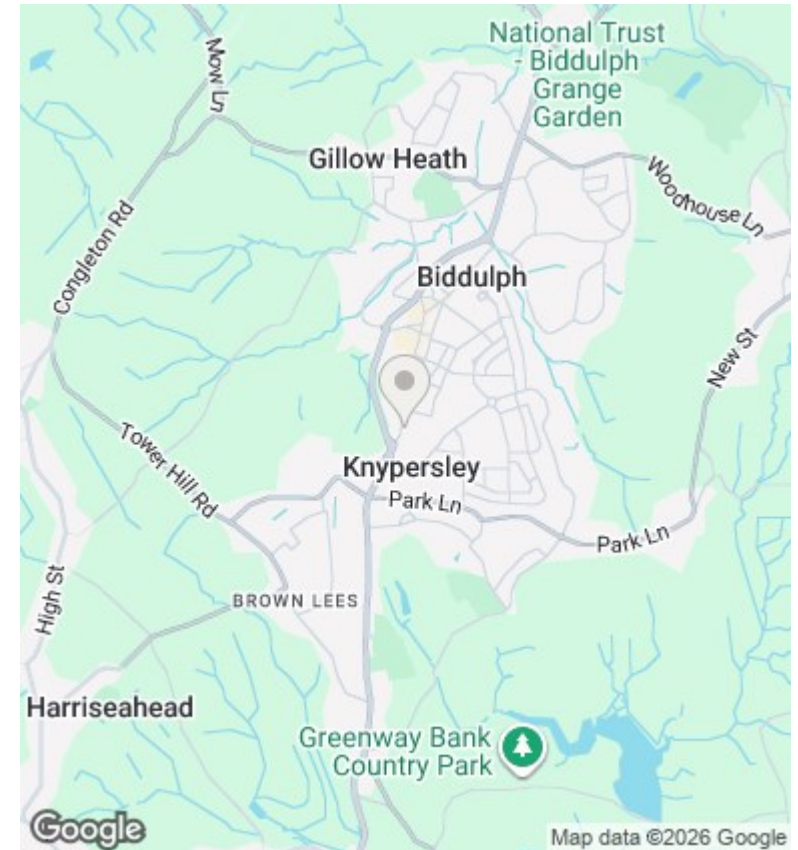
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	