



## 9 Park Lane, Knypersley, Biddulph, Staffordshire, ST8 7AT

Offers In The Region Of £175,000

- \*\*\*\*\* CASH BUY ONLY Due To Mine Entry within 20 meters Of The Boundary \*\*\*\*\*
- Three Bedroom 1930s Semi-Detached Home Open Plan Living And Kitchen/ Diner
- Bay Fronted Lounge With A Modern Feature Fireplace
- Potential To Either Extend Or To Add A Rear Conservatory
- Two Double Bedrooms With Built-In Wardrobes.
- Good-Sized Family Bathroom
- Non-Estate Position With An Elevated Frontage
- Off-Road Parking And Detached Garage
- Highly Sought After Location
- Enclosed Garden With Feature Borders

# 9 Park Lane, Biddulph ST8 7AT

**\*\*CASH BUY ONLY\*\*** This three bedroom 1930s semi-detached home is offered for sale at an attractive selling price to encourage an early sale.



Council Tax Band: C



This well presented traditional home has three bedrooms and two reception rooms including an open plan living and dining kitchen with patio doors leading out to the good sized rear gardens.

There is an enclosed porch leading to a traditional style hallway having concealed Minton tiled flooring and bay fronted lounge with a modern feature fireplace and bespoke built-in display cabinetry.

The dining kitchen is well planned having a defined dining and living area.

The property also offers lots of potential to either extend or to add a rear conservatory.

To the first floor galleried landing there are three bedrooms, including two double bedrooms with built-in wardrobes. There is also a good-sized family bathroom with separate bath and shower.

Externally, the property occupies a non-estate position with an elevated frontage allowing views over Park Lane which is a highly regarded and sought after location.

Close to local First & Middle schools and Biddulph High school.

Externally there is also a side driveway allowing ample off-road parking in addition to the detached garage.

The garden is enclosed and laid to paving with feature borders, stocked with an assortment of shrubs and seasonal flowers.

This family home offers much potential at an attractive price for this location and area, therefore a viewing appointment is highly advisable to appreciate all that this fantastic home has to offer.

#### **Entrance Porch**

Fully enclosed entrance porch with entrance door and tiled floor. Door to entrance hallway.

- Size : -

#### **Hallway**

Having concealed original Minton tiled black-and-white flooring, and original stair panelling. Radiator, wall light points, stairs off to first floor landing. Under stairs store cupboard. - Size : -

#### **Open Plan Kitchen/ Diner**

18'3" x 11'11"

Having range of wall mounted cupboard and base units with fitted work surface, incorporating a stainless steel one and a half bowl sink unit with mixer tap. Double gas combination oven and grill with separate hob and extractor fan. UPVC double glazed window to side aspect. Adjoining dining room having bespoke built in cupboards to alcove with glazed display cabinets, radiator, and Karndean flooring. Sliding patio doors to the rear garden. - Size : - 18' 3" x 11' 11" (5.55m x 3.62m)

#### **Lounge**

10'4" x 11'11"

Having a UPVC double glazed walk-in bay window to the front aspect. Feature modern electric fire, built-in bespoke display cabinets to chimney recess, and radiator. Coving to ceiling. - Size : - 10' 4" x 11' 11" (3.16m x 3.63m)

### **First Floor Galleried Landing**

Having access to loft space. UPVC double glazed obscured window to side aspect and wall point.

- Size : -

### **Bedroom One**

9'3" x 11'11"

Having built-in wardrobes to side wall, radiator, and UPVC double glazed window to the front aspect. - Size : - 9' 3" x 11' 11" (2.81m x 3.64m)

### **Bedroom Two**

8'10" x 12'1"

Having built-in wardrobes to side wall, radiator, and UPVC double glazed window to the rear aspect. - Size : - 8' 10" x 12' 1" (2.7m x 3.68m)

### **Bedroom Three**

6'3" x 6'9"

Having laminate floor, radiator, and UPVC double glaze window to the front aspect. - Size : - 6' 3" x 6' 9" (1.91m x 2.05m)

### **Family Bathroom**

6'0" x 7'11"

Having a bath and separate fully enclosed corner set shower cubicle with electric shower. Wash hand basin and W/C. Fully tiled walls, tiled effect laminate flooring, radiator, and UPVC double glazed window to the rear aspect. - Size : - 6' 0" x 7' 11" (1.82m x 2.41m)





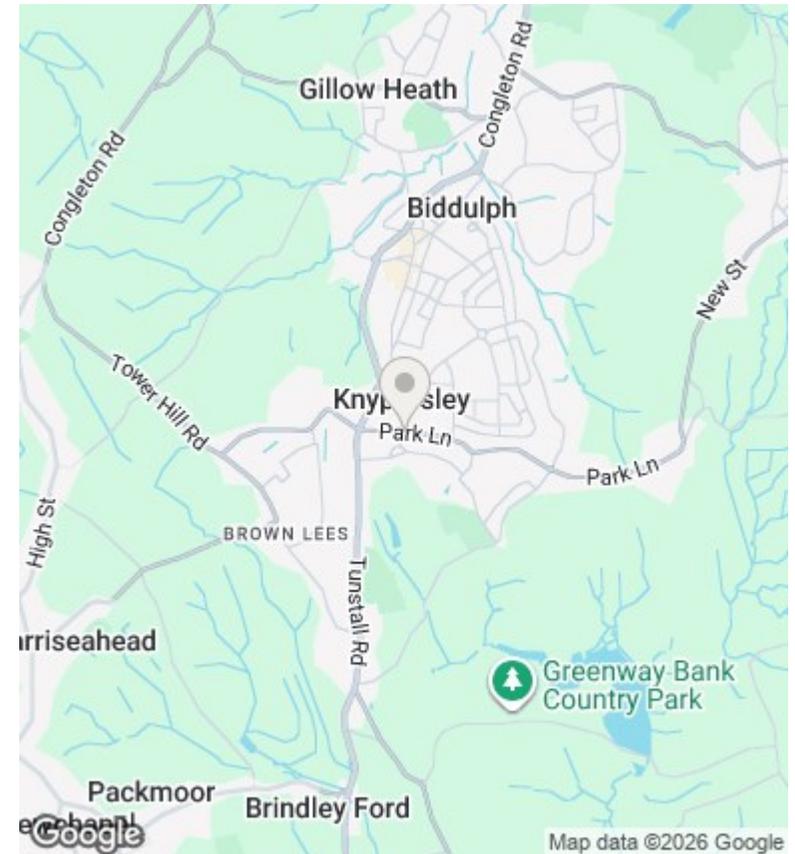
## Directions

## Viewings

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

## Council Tax Band

C



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