



4 Gilbern Drive, Knypersley, Stoke-On-Trent, ST8 6SJ

£210,000

- Three-Bedroom Semi-Detached Home
- Family Bathroom To the First Floor
- Driveway Providing Off-Road Parking
- No Upward Chain
- Spacious Living Room With Bay Fronted Window
- Ideal Home For First-Time Buyers, Young Families Or Downsizers
- Close To Local Amenities Of Biddulph And Knypersley First School
- Fitted Kitchen With Dining Area
- Rear Garden Having Paved Patio Area And Laid To Lawn
- Excellent Transport Links To Biddulph, Kidsgrove and Mow Cop

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Situated in a popular cul-de-sac location close to the excellent local amenities of Biddulph and within easy reach of Knypersley First School, this well-presented three-bedroom semi-detached home offers comfortable family accommodation with attractive gardens to both the front and rear.



Council Tax Band: B



The property is approached via a front garden laid to lawn, alongside a driveway providing off-road parking. Upon entering, the welcoming entrance hall offers useful overhead storage and space for coats and shoes.

The spacious living room enjoys a charming bay window to the front elevation, allowing plenty of natural light to flood the room, while a feature gas fire creates a warm and inviting focal point.

To the rear of the property, the kitchen overlooks the garden and benefits from a dedicated dining area, providing an ideal space for family meals and everyday living.

Upstairs, there are three well-proportioned bedrooms together with a family bathroom, making this an ideal home for first-time buyers, growing families or those looking to downsize.

Externally, the rear garden has been thoughtfully arranged to provide a paved patio area, perfect for outdoor dining and entertaining. The garden is predominantly laid to lawn, with steps leading to an elevated section, offering additional outdoor space and an attractive outlook.

Early viewing is highly recommended to appreciate the accommodation, location and excellent potential this family home has to offer.

Entrance Hall

Having UPVC front entrance door with obscure glazed panels, overhead storage cupboard with room for coats and shoes underneath.

Living Room

15'3" max x 14'4" max

UPVC double glazed bay window to front aspect, gas feature fireplace, two x wall light points, stairs to first floor landing, under stairs alcove storage, would effect flooring.

Kitchen

14'6" x 8'3"

Having built-in cupboards and base units with fitted worksurface over, tiled splashback, single bowl drainer sink with stainless steel mixer tap over, plumbing for washing machine, space for dining table, radiator, UPVC double glazed twin windows to rear aspect, UPVC rear entrance door with double glazed glass panel.

First Floor Landing

Having UPVC double glazed window to the side aspect, access to loft space.

Bathroom

Three piece suite incorporating WC, wash hand basin, and bath with detachable showerhead over. UPVC double glazed window with obscure glazed panel to the rear aspect, radiator.

Bedroom Two

10'0" x 7'8"

UPVC double glazed window to the rear aspect, radiator.

Bedroom One

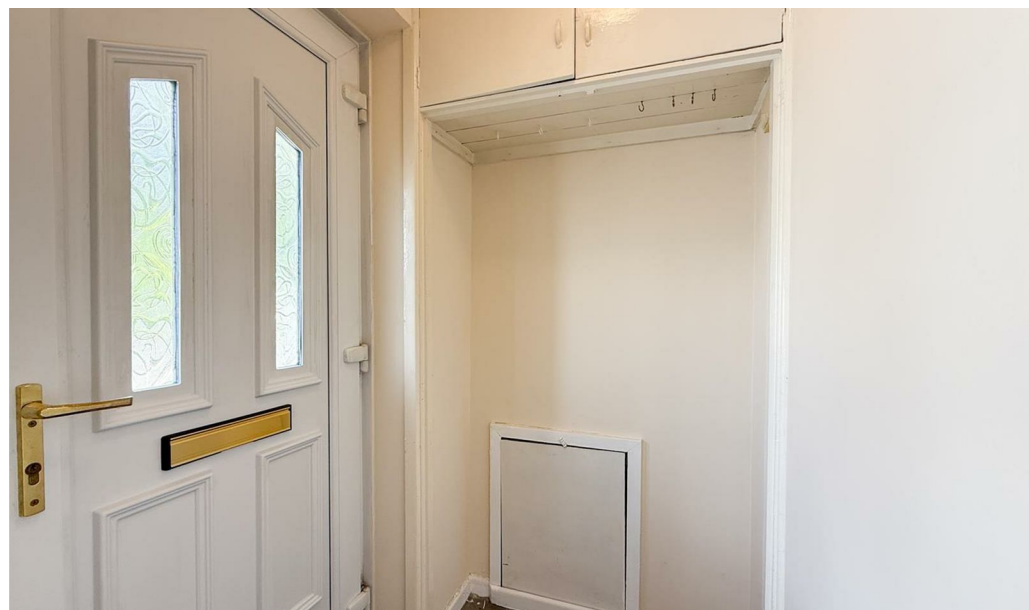
13'10" x 7'8"

UPVC double glazed window to the front aspect, radiator.

Bedroom Three

7'4" x 6'3"

UPVC double glazed window to the front aspect, radiator.





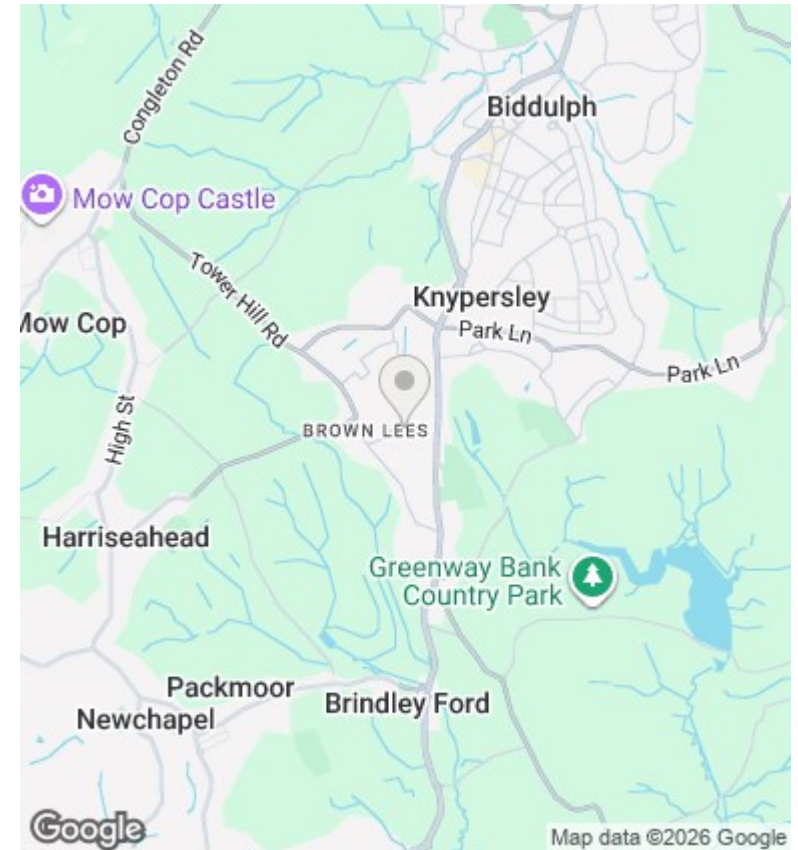
Directions

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	