



## 9 New Buildings

Knypersley, ST8 7QA

**Offers in excess of £140,000**



Here at Carters, we are delighted to welcome to the market this beautifully presented and much-improved mid-terrace property, situated in the highly sought-after area of Knypersley.

Upon entering the property, you are welcomed into a spacious and stylish open-plan living and dining area, creating a warm and inviting space perfect for both relaxing and entertaining. This leads through to the well-appointed kitchen, offering a practical and modern layout.

To the first floor, the property boasts two generous double bedrooms along with a contemporary white three-piece family bathroom suite, finished to a high standard.

This much-loved home has been thoughtfully upgraded by the current owners, including the installation of a new consumer unit, new radiators, and a new boiler, ensuring comfort and peace of mind. Off-road parking has also been added to the deeds — a valuable and convenient feature.

Externally, to the rear of the property, there is gravelled off-road parking for two vehicles. A gate provides access to the enclosed rear courtyard garden, which is paved for low maintenance and benefits from an outside tap — ideal for outdoor entertaining or ease of upkeep.

Perfectly suited to first-time buyers and investors alike, this move-in-ready home is not to be missed.

# 9 New Buildings

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## Entrance Hall

UPVC double glazed entrance door to the front elevation. Access to the stairs. Laminate flooring.

## Living Room

10'10" x 13'1" (3.30m x 3.99m)  
UPVC double glazed window to the front elevation with a fitted blind. Radiator. Laminate flooring.

## Dining Room

14' x 11'7" (4.27m x 3.53m)  
UPVC double glazed window to the rear elevation with a fitted blind. Under stairs storage cupboard. Feature fireplace having a railway sleeper mantle and a tiled hearth. Radiator. Laminate flooring.

## Kitchen

7'6" x 11'2" (2.29m x 3.40m)  
UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the side elevation. Fitted kitchen with a range of wall, base and drawer units. Laminate wood effect work surfaces. Stainless steel one and a half bowl sink with a mixer tap. Built in electric oven. Built in four ring gas hob with an extractor over. Space for a fridge freezer. Space and plumbing for a washing machine. Radiator. Partially tiled walls. Vinyl flooring.

## Stairs and Landing

Radiator.

## Bedroom One

14'10" x 10'10" (4.52m x 3.30m)  
UPVC double glazed window to the front elevation with a fitted blind. Radiator.

## Bedroom Two

11'7" x 9'8" (3.53m x 2.95m)  
UPVC double glazed window to the rear elevation with a fitted blind. Coving to the ceiling. Built in wardrobes with a mirror frontage. Radiator.

## Family Bathroom

7'6" x 11'5" (2.29m x 3.48m)  
UPVC double glazed window to the rear elevation with a fitted blind. Three piece bathroom suite comprising of a panel bath with a handheld shower attachment, pedestal wash hand basin and a mid level w.c. Extractor fan. Built in storage cupboard. Partially tiled walls. Radiator. Towel Rail. Vinyl flooring.

## Outhouse's

Outhouse one having power, insulation and space for a tumble dryer.

Outhouse two - storage only.

## Externally

Externally, to the rear of the property, there is gravel off-road parking for two vehicles. A gate provides access

to the rear courtyard garden, which is paved and benefits from an outside tap.

## Additional Information

TOTAL FLOOR AREA: 882 Square Feet / 82 Square Meters.

Council Tax Band A.

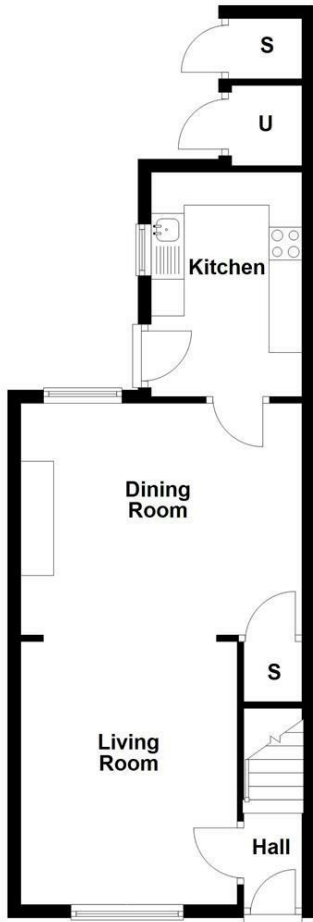
Freehold.

## Disclaimer

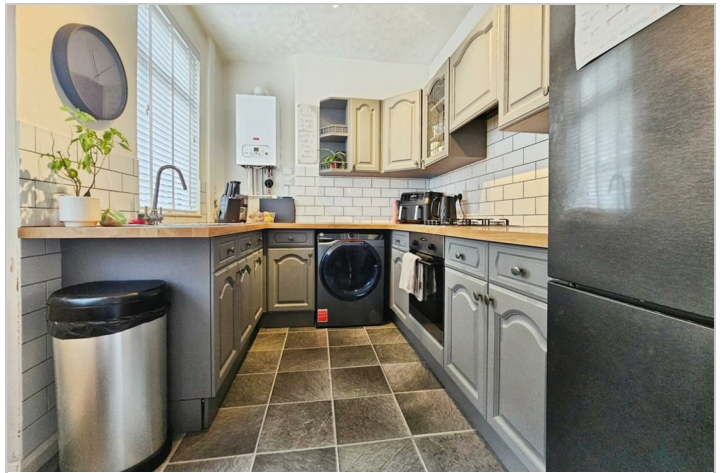
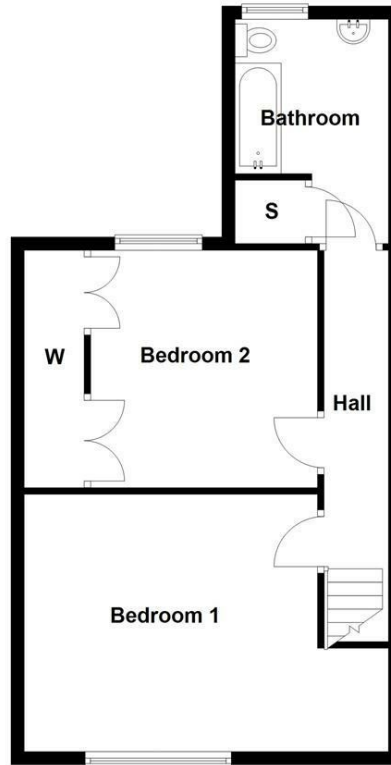
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Tel: 01782 470391

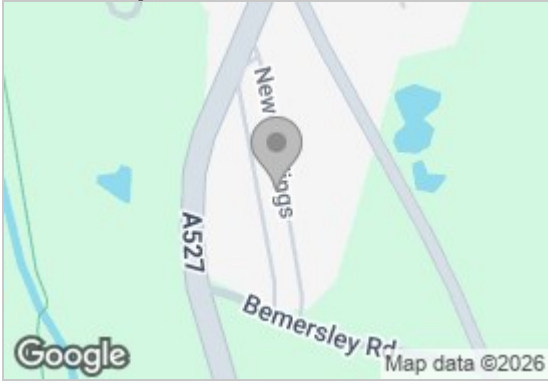
Ground Floor



First Floor



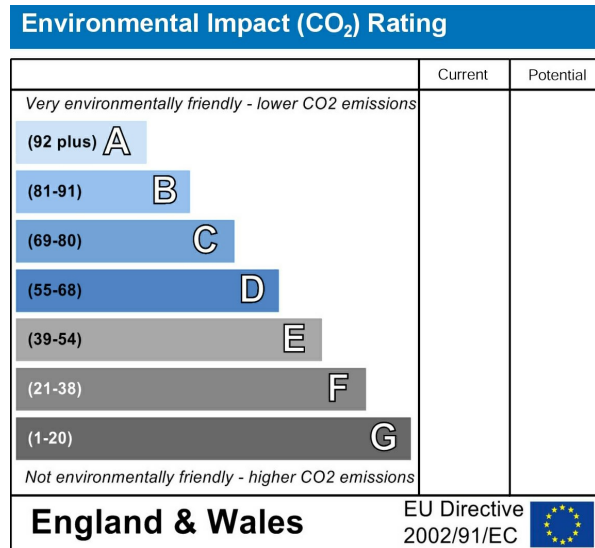
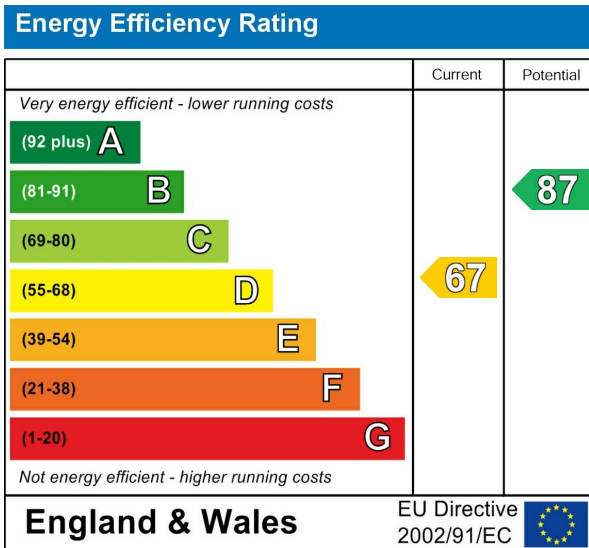
## Road Map



## 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.

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**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**www.carters-estateagents.co.uk**