Whittaker & Biggs
Est. 1930
Rostons Group

46 Birch Avenue, Knypersley, Stoke-On-Trent, ST8 6NY

£260,000

- Three Bedroom Detached Bungalow
- Spacious And Versatile Living Space
- Exceptional Rear Garden With Two Distinct Sections
- Viewings Strictly By Appointment With The Estate Agent
- Highly Sought After Knypersley Cul-De-Sac Location
- Dual-Aspect Lounge With Feature Fireplace And Log Burning Stove
- Block Paved Driveway
- Exceptional Plot And Gardens
- Three Well-Proportioned Bedrooms
- Potential To Enhance And Modernise

34 High Street, Biddulph, Staffordshire, ST8 6AP 01782 522117
biddulph@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

46 Birch Avenue, Stoke-On-Trent ST8 6NY

VIEWINGS STRICTLY BY APPOINTMENT ONLYREDUCED BY £10,000** An opportunity to acquire a detached bungalows situated within this highly sought-after Knypersley cul-de-sac, occupying an exceptional plot with gardens extending far beyond the average.

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Council Tax Band: C

Offering spacious and versatile three-bedroom accommodation, this extended detached bungalow will appeal to a wide range of purchasers seeking comfortable single-storey living within a well-established residential location. The property has been extended over the years and further enhanced with a rendered front elevation, creating an attractive first impression, whilst presenting an excellent opportunity for the next owner to modernise and personalise the accommodation to their own specification.

The accommodation briefly comprises a welcoming entrance hall leading through to a bright dual-aspect lounge with feature fireplace & log burning stove, spacious kitchen together with an extended garden room providing an additional reception space and enjoying delightful views across the rear gardens.

There are three well-proportioned bedrooms together with a shower room, which requires updating however, has recently benefited from the installation of a replacement shower.

Without doubt, the true highlight of this property is its exceptional rear garden. Occupying a plot rarely found with bungalows of this type, the gardens extend to an impressive size and are arranged in two distinct sections. The first provides an attractive outdoor space with mature trees including an established palm tree, established shrubs, lawned gardens and an ornamental pond, whilst the second offers exciting potential to be restored and incorporated to create an even larger garden if desired. A gate at the rear provides direct access onto the adjoining communal green, further enhancing the feeling of space and openness. In addition, there are two timber sheds which can be purchased by separate negotiation, providing excellent storage together with ideal space for hobbies, gardening or a workshop.

To the front, a block-paved driveway provides ample off-road parking and leads to the larger-than-average detached garage. Pedestrian access is available to both sides of the bungalow leading through to the rear of the property.

Occupying one of the largest plots within the development and offering outstanding potential to enhance and modernise, this is a rare opportunity to acquire a detached bungalow in a highly desirable location. Early viewing is highly recommended to fully appreciate the size of the gardens, the versatility of the accommodation and the exciting opportunity this home presents.

Entrance Hall

19'3" x 3'10"

A welcoming entrance hall having UPVC front entrance door, recessed ceiling lighting, radiator, built-in storage cupboard and access to the loft via a pull-down ladder. The loft is partially boarded and benefits from lighting.

Lounge

15'11" x 10'11"

A bright dual-aspect reception room with UPVC windows to the front and side elevations, allowing an abundance of natural light. Feature fireplace incorporating a wood burning stove. radiator, coving to the ceiling and wall light points.

Garden Room/ Dining Room

10'5" x 8'0"

A delightful addition to the property enjoying pleasant views over the rear gardens through UPVC windows to the rear and side elevations. Tiled flooring, coving to the ceiling and wall light points.

Kitchen

12'10" x 9'8"

Fitted with a range of wall and base units incorporating work surfaces over with inset single drainer sink unit and mixer tap. Integrated electric hob built-in double oven, plumbing for washing machine and useful pantry housing the gas central heating boiler with fitted shelving. UPVC window to the side elevation, tiled flooring, and recessed ceiling lighting.

Please note that the gas central heating boiler is in need of repair or replacement.

Bedroom One

11'11" x 9'1"

A double bedroom with UPVC window to the front elevation, radiator, coving to the ceiling and wall light points.

Bedroom Two

10'11" x 10'7"

A further double bedroom overlooking the rear garden with UPVC window, radiator and coving to the ceiling.

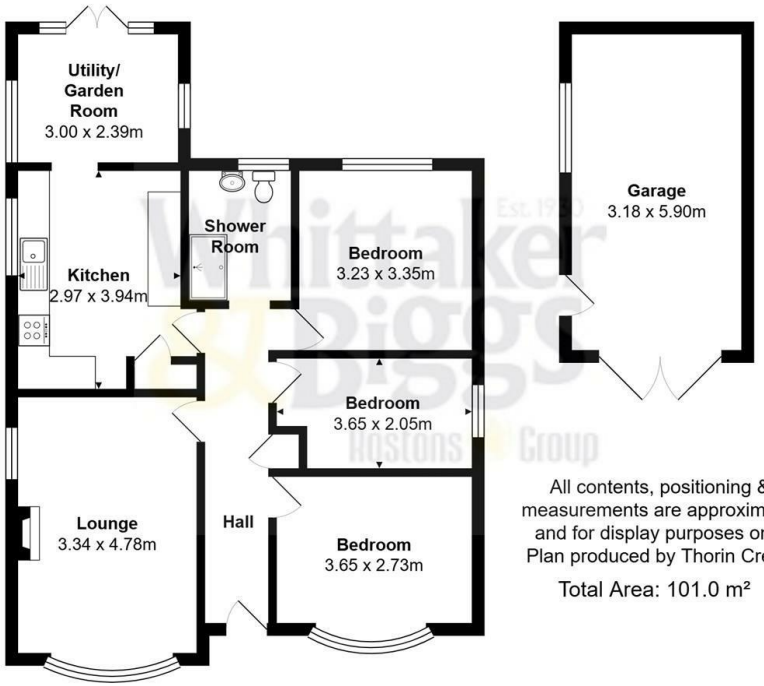
Bedroom Three
11'11" x 6'9"
Having a UPVC window to the side elevation, laminate flooring, radiator, coving to the ceiling and wall light point.

Shower Room
Fitted with a suite incorporating, a wash hand basin and low-level WC, shower cubicle.

Externally
To the front of the property, a gated block-paved driveway provides ample off-road parking and leads to a larger-than-average detached garage. The bungalow has been enhanced with a rendered front elevation, creating an attractive first impression. Pedestrian access to both sides of the property leads through to the rear gardens.

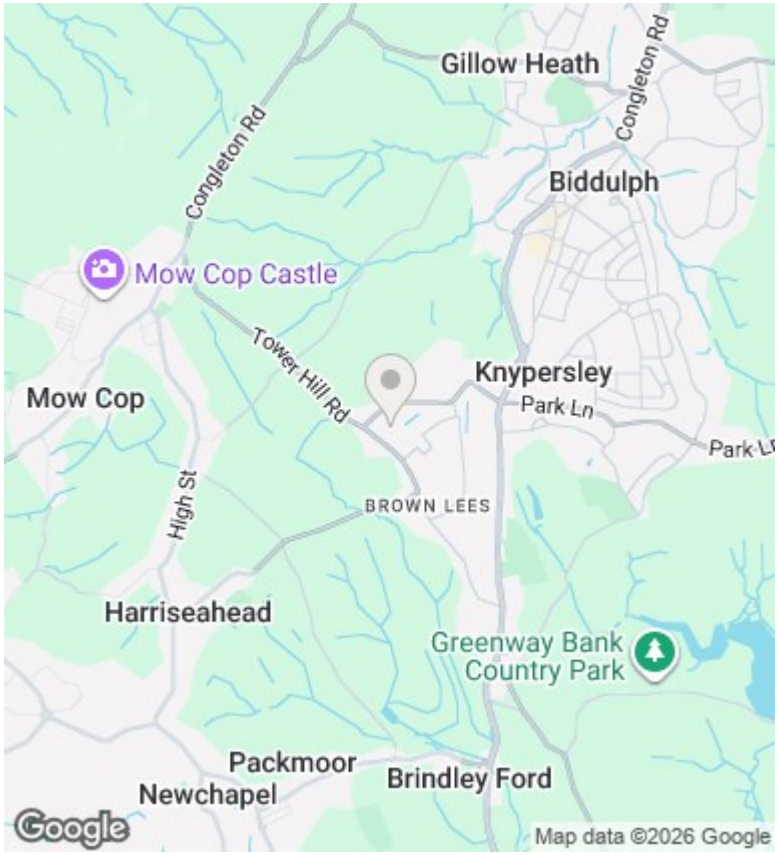
The rear gardens are undoubtedly one of the property's greatest assets, occupying one of the largest plots within the development. Arranged in two distinct sections, the principal garden enjoys mature trees including an established palm tree, established shrubs, lawned areas and an ornamental pond, creating a wonderful outdoor space to enjoy. Beyond this, the second section offers exciting potential to be restored and incorporated, creating an even larger garden should the next owner wish. A gate provides direct access onto the adjoining communal green, further enhancing the feeling of space and openness. The property also benefits from two recent timber sheds which can be purchased via separate negotiation, ideal for storage, gardening enthusiasts or a variety of hobbies.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Total Area: 101.0 m²



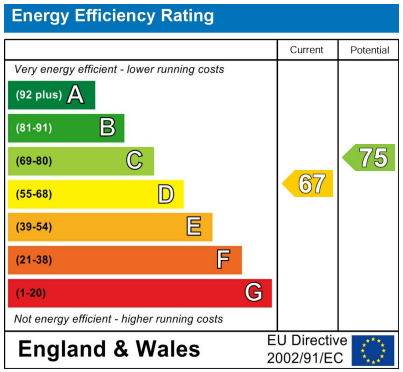
Directions

Viewings

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

Council Tax Band

C



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34 High Street, Biddulph, Staffordshire, ST8 6AP
01782 522117
biddulph@whittakerandbiggs.co.uk
https://www.whittakerandbiggs.co.uk/