



53B PARK LANE, KNYPPERSLEY, STOKE-ON-TRENT, ST8 7AS

£249,500



STEPHENSON BROWNE

Offered for sale with NO ONWARD CHAIN this charming detached bungalow on Park Lane offers a delightful blend of comfort and convenience. Located at the head of a private cul-de-sac, the property boasts a peaceful atmosphere whilst still being just a short drive from Biddulph town center, a thriving town which has many local shops and amenities including the Leisure Centre, large Sainsbury's store and Biddulph Grange Country Park.

The layout internally is thoughtfully designed, ensuring a warm and homely atmosphere throughout. The two reception rooms are perfect for entertaining guests or enjoying quiet evenings at home, allowing for versatile living arrangements with direct access into the Kitchen equipped with fitted appliances. Both bedrooms are well proportioned with the main bedroom also benefitting built in wardrobes and a dressing table, the bathroom houses a three piece suite with a large walk in shower and airing cupboard for storage.

Outside, the property is complemented by both front and rear gardens, offering a lovely outdoor space for gardening enthusiasts or simply to enjoy sitting out in the summer months. The extensive off-road parking accommodates up to four vehicles, ensuring that parking is never a concern. Additionally, a detached garage provides further storage options or the choice to have as a workshop.

With its appealing layout and prime location, this property is a wonderful opportunity not to be missed.



## Hallway

Providing access into all further accommodation, carpet flooring, ceiling light fitting, central heating radiator.

## Lounge

17'7" x 11'9"

UPVC double glazed patio doors and windows to the rear elevation, gas feature fireplace on marble hearth, two wall light fittings, carpet flooring, central heating radiator, TV point, power points, open access into the dining room.

## Dining Room

8'4" x 7'5"

UPVC double glazed window to the side elevation, carpet flooring, ceiling light fitting, central heating radiator, power point.

## Kitchen

11'6" x 8'4"

Fitted 'U' shape wooden kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with double drainer and mixer tap, integrated fridge and freezer, oven and induction hob with extractor over, space for washer/dryer, under unit lighting, tiled flooring, ceiling spotlights, UPVC double glazed window to the rear elevation, external side door access, central heating radiator, houses the boiler, power points.

## Bedroom One

11'9" x 11'2"

UPVC double glazed walk in bay window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, built in wardrobes and dressing table, power points.

## Bedroom Two

12'4" x 8'5"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

## Bathroom

8'2" x 5'9"

Three piece suite with low level WC, hand wash basin with mixer tap, fitted wall mirror, shavers port, walk in shower with glass shower screen, fitted shower head and removable shower head, fitted hand rail, panel splash back, tiled walls and flooring throughout, window to side elevation, heated towel rail, wall mounted mirrored cabinet, access into airing cupboard.

## Garage

18'2" x 9'4"

Roller garage door, power and light, overhead storage.

## Externally

The front of the property benefits a long tarmac'd driveway with ample parking available leading up to the detached garage. To the left hand side is a well maintained laid to lawn area boarded by a flower bed. Side access is available down both sides of the property leading into the rear garden which is made up of a paved patio area perfect for outdoor seating with a further laid to lawn area surrounded with mature tree's, plants and bushes. Down the side of the property is a small shed to house any outdoor storage.



## **Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

## **Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

## **Land Registry Disclaimer**

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

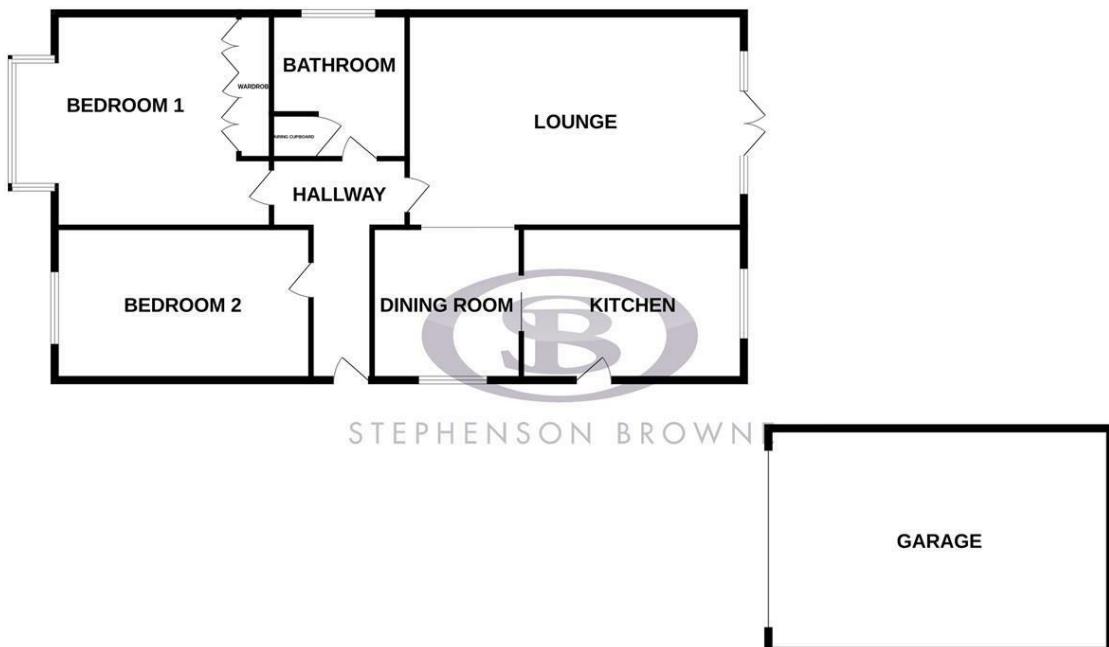
## **AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



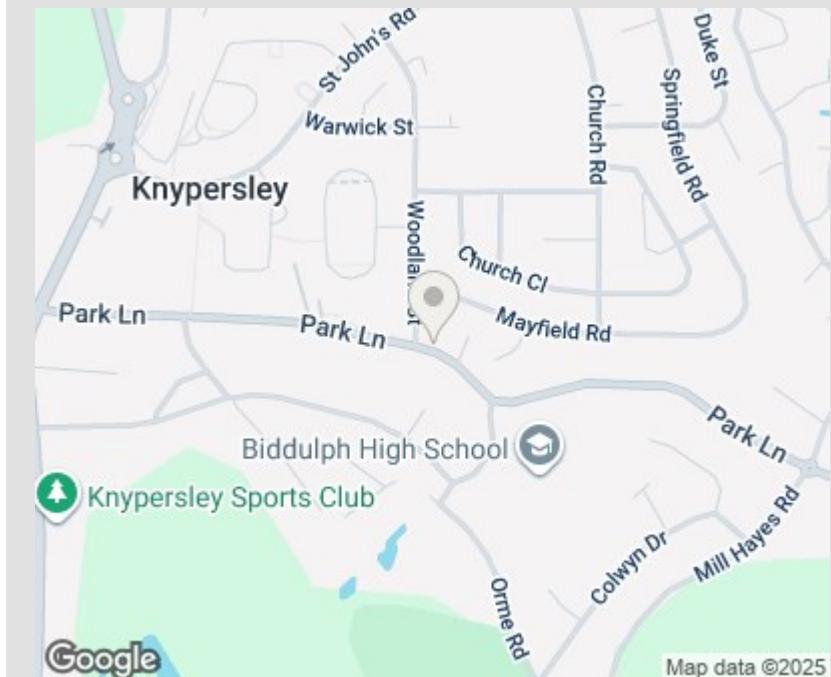
## Floor Plan

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for marketing purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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