

102 Newpool Road, Knypersley, Stoke-On-Trent, ST8 6NS



Freehold Offers in excess of £159,950

Bob Gutteridge Estate Agents welcome to the market this extended semi detached home situated in this desirable Knypersley location which offers delightful views over countryside to the rear and also provides ease of access to local shops, schools and amenities. This home is in need of general modernisation/upgrade, however, offers the benefits of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge/dining room, extended "L" shaped fitted kitchen/ family / breakfast room and to the first floor are three bedrooms along with a first floor shower room. Externally the property offers ease of maintenance gardens to front and rear along with off road parking and a detached block garage / workshop. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN ! Viewing Advised !

ENTRANCE HALL

With Upvc double glazed frosted front access door and matching frosted panels to side, double panelled radiator, artex ceiling with LED light fitting, ceramic tiled flooring, and access leading off to;

LOUNGE / DINING ROOM 7.34m x 3.48m reducing to 2.82m (24'1" x 11'5" reducing to 9'3")

With Upvc double glazed bay window to front featuring inset lead pattern, two LED light fittings, feature brick fireplace surround, panelled radiator, oak effect laminate flooring, power points, and access leading off to;



OPEN PLAN "L" SHAPED KITCHEN / FAMILY / BREAKFAST 6.88m reducing to 3.28m x 5.11m reducing to 2.44m (22'7" reducing to 10'9" x 16'9" reducing to 8'0")

With two Upvc double glazed frosted windows to side, Upvc double glazed frosted side access door, Upvc double glazed window to rear, and Upvc double glazed patio doors to rear. Artex to ceiling with LED lighting and multiple light fittings, a Worcester gas combination boiler providing domestic hot water and central heating systems, a range of base and wall mounted storage cupboards providing ample cupboard and drawer space, round edge work surfaces incorporating a stainless steel double drainer sink unit with taps above, a built-in Stoves gas hob with extractor hood above, plumbing for automatic washing machine, space for under counter fridge and freezer, tiled walls, ceramic tiled flooring, two panelled radiators, and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, artex ceiling with LED light fitting, access to loft space, and doors leading off to rooms including;

BEDROOM ONE (FRONT) 3.48m x 3.48m (11'5" x 11'5")

With Upvc double glazed window to front featuring inset lead pattern, artex finish to walls and ceiling, pendant light fitting, panelled radiator, beechwood effect laminate flooring, and power points.



BEDROOM TWO (REAR) 3.43m x 3.51m (11'3" x 11'6")

With Upvc double glazed window to rear, artex finish to walls and ceiling, pendant light fitting, beechwood effect laminate flooring, and power points.



BEDROOM THREE (FRONT) 1.83m x 1.80m (6'0" x 5'11")

With Upvc double glazed window to front featuring inset lead pattern, artex finish to walls and ceiling, pendant light fitting, panelled radiator, beechwood effect laminate flooring, and power points.



SHOWER ROOM 2.39m x 1.78m (7'10" x 5'10")

With Upvc double glazed frosted window to rear, artex ceiling, light fitting, and a four-piece suite comprising low level WC, bidet, pedestal sink unit, and corner glazed shower cubicle with Creda electric shower. Ceramic wall tiling and vinyl cushion flooring.



EXTERNALLY



FORE GARDEN

Bounded by mature hedges and garden block walls. A double width tarmac driveway provides off road parking, with access leading alongside the property to;

ENCLOSED REAR GARDEN

Bounded by garden block walls and timber fencing, featuring a paved patio area providing seating and entertaining space, mature shrubs and plants to borders, and access leading to;



DETACHED GARAGE / WORKSHOP

With up and over door, two Upvc double glazed windows to side, and providing ample external storage space.



COUNCIL TAX

Band 'B' amount payable to Staffordshire Moorlands District Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

NOTE

We have been made aware from our client that there are mining entries within 20 meters of the property boundary, as such the client has requested a copy of the mining interpretive report as to which we await.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Bob Gutteridge



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm



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