



51 Newpool Road, Knypersley, Stoke-On-Trent, ST8 6NT

£240,000

- Beautifully Presented Semi-Detached Home
- Three Well-Presented Bedrooms
- Side Garage Store Utilised As Utility Room
- Good Size Lounge With Electric Fireplace
- Modern Family Bathroom
- Located Close To Local Amenities, Schools, Commuter Links And Biddulph Valley Way
- Open Plan Living Kitchen
- Landscaped Rear Garden
- Ideally Suited To FTB's, Young Families, Or Purchasers Looking For A Turnkey Opportunity

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Situated within a popular residential location, conveniently positioned close to Biddulph Valley Way, this beautifully presented semi-detached home has been thoughtfully updated throughout to create a stylish and practical family home ready to move straight into.



Council Tax Band: C



The property is introduced via an attractive arched entrance porch leading into a welcoming hallway with contemporary décor and recessed lighting. To the front elevation is a well-proportioned lounge featuring a modern wall-mounted electric fireplace, laminate flooring, and a large window allowing plenty of natural light to fill the room.

To the rear of the property is an impressive open-plan living dining kitchen, designed perfectly for modern day living and entertaining. The kitchen is fitted with a range of shaker-style units complemented by contrasting work surfaces and integrated appliances, whilst the dining and seating area enjoys pleasant views over the rear garden through a large walk-in bay window. Contemporary recessed lighting further enhance the space.

The accommodation is complemented by a stylish ground floor wet room fitted with modern sanitary ware, rainfall shower, full tiling, and chrome fittings.

To the first floor are three well-presented bedrooms together with a modern family bathroom featuring contemporary tiling, vanity storage, chrome heated towel radiator, and shower over bath with rainfall shower fitting.

Externally, the property benefits from a beautifully landscaped rear garden with lawned area, raised planted borders, paved pathways, and a substantial timber pergola with decked seating area ideal for outdoor entertaining. To the front there is an attractive frontage with retaining timber floral borders & a driveway providing ample off road parking

There is also a useful side garage store currently utilised as a utility room together with an additional garden store providing further storage space.

Located close to local amenities, schools, commuter links, and the popular Biddulph Valley Way walking route, this is a superb home ideally suited to first-time buyers, young families, or purchasers seeking a property ready to enjoy from day one.

Entrance Porch

With feature arched entrance and porcelain tiled flooring. UPVC double glazed front entrance door leading into the welcoming hallway with recessed LED ceiling lighting, radiator, open understairs storage cupboard, and staircase rising to the first-floor landing.

Lounge

11'11" into bay x 10'8"

A well-presented reception room featuring a UPVC double glazed bay window to the front elevation, laminate flooring, radiator, wall-mounted TV point, and contemporary LED electric wall-mounted fireplace.

Open Plan Living Dining Kitchen

18'6" x 11'8" extending to 15'2"

A spacious open plan living and dining kitchen fitted with an attractive range of shaker-style units with marble-effect work surfaces incorporating an inset stainless steel sink unit with mixer tap. Integrated appliances include an electric double oven and grill, gas hob with stainless steel chimney-style extractor over, and integrated dishwasher. UPVC double glazed window and side entrance door, continuous oak-effect laminate flooring, and recessed LED lighting.

Opening into the dining and living area with a striking UPVC double glazed walk-in bay window overlooking the rear garden, radiator, and recessed LED lighting.

Ground Floor Wet Room

4'9" x 5'8"

Fully tiled walls and floor with porcelain tile finish. Comprising thermostatically controlled shower with rainfall-effect shower head, low-level WC, and wash hand basin set within a vanity storage unit. UPVC double glazed obscured window to the rear elevation, extractor fan, and recessed LED ceiling lighting.

First Floor Landing

Access to loft space, recessed LED ceiling lighting, and UPVC double glazed obscured window to the side elevation.

Bedroom One

12'2" x 10'5"

UPVC double glazed window to the rear elevation, high-gloss wood effect laminate flooring, and radiator.

Bathroom

7'0" x 5'10"

Modern suite comprising panel bath with twin thermostatically controlled rainfall-effect shower and additional shower attachment with glazed shower screen. Vanity wash hand basin with storage beneath and WC with concealed cistern. High-gloss porcelain tiled walls, patterned vinyl flooring, chrome heated towel radiator, extractor fan, and UPVC double glazed obscured window to the rear elevation.

Bedroom Two

12'5" x 8'11"

UPVC double glazed window to the front elevation enjoying partial views over adjacent fields, radiator, and built-in wardrobe.

Bedroom Three

7'4" x 7'0"

UPVC double glazed window to the front elevation with partial far-reaching views over adjoining fields, laminate flooring, and radiator.

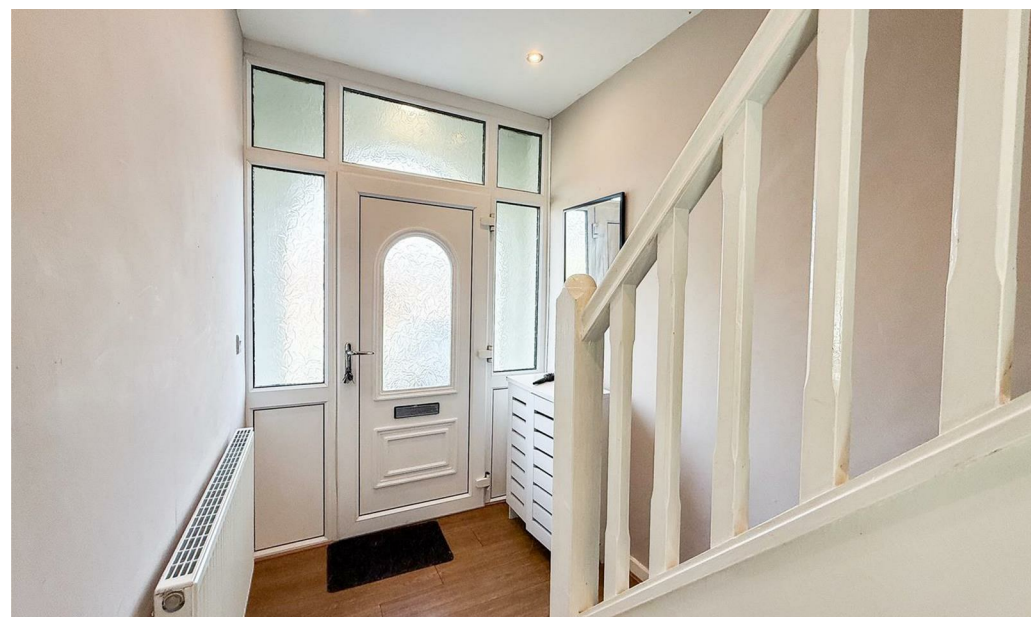
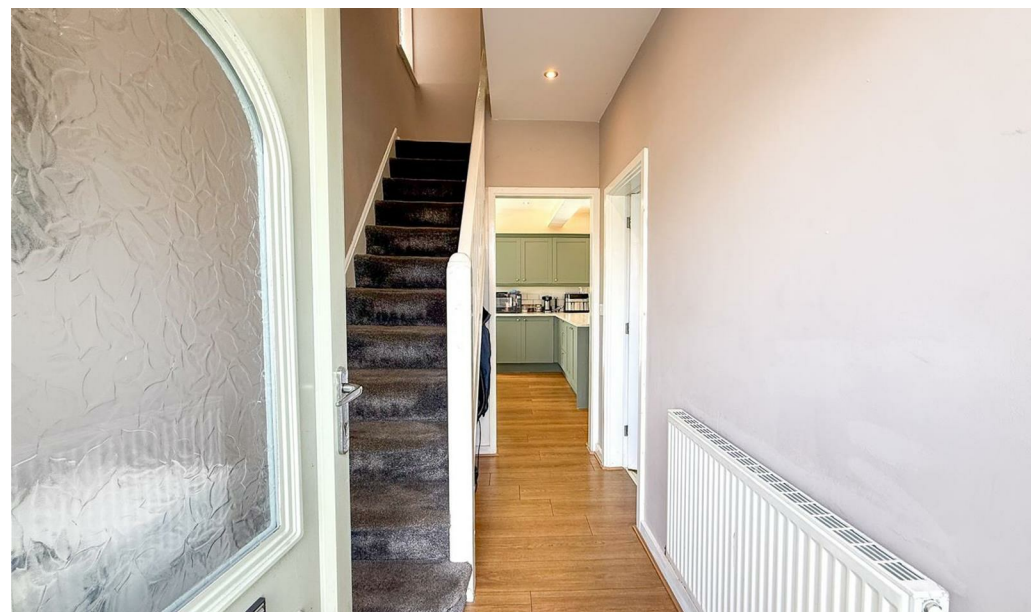
Externally

The property enjoys a beautifully maintained rear garden offering an excellent space for both entertaining and family living. The garden is mainly laid to lawn with well-stocked raised borders and a stylish paved pathway leading to the rear garden room/store.

A substantial timber pergola with decked seating area provides an ideal outdoor entertaining space, perfect for summer dining and relaxation. The garden is fully enclosed by fenced boundaries, creating a good degree of privacy, whilst the open aspect and mature planting give the space a bright and established feel.

To the side of the property is a useful garage store, currently utilised as a utility room, providing additional practical storage and laundry space.

To the rear of the garden is a useful garden store with glazed double doors, together with additional planted borders and space for outdoor storage. Overall, the garden offers a practical yet attractive outdoor environment ideally suited to modern family living.





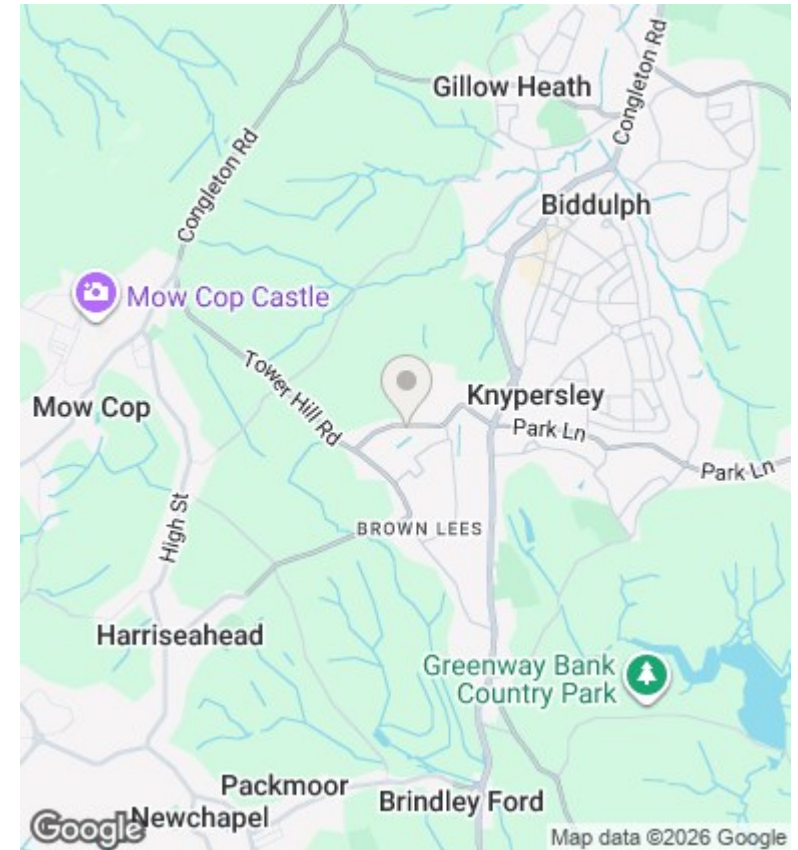
Directions

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	