



5 New Buildings, Knypersley, Stoke-On-Trent, ST8 7QA

£140,000

- Deceptively Spacious Double Bedroomed Mis Terrace
- Gas Fired Central Heating
- Off Road Parking
- Open Plan Lounge / Diner
- The Location Offers A Semi Rural Feel But Conveniently Located For Biddulph Town Centre
- No Upward Chain
- Modern Kitchen
- Enclosed Rear Yard
- Ideal For FTB Or Those Looking to Downsize

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An excellent opportunity to acquire this deceptively spacious two double bedroom mid-terrace home, ideally positioned within the sought-after non-estate location of Knypersley. Offering generous proportions throughout, this property represents exceptional value within its price bracket perfect for first time buyers or those looking to downsize.



Council Tax Band: A



Internally, the accommodation is notably sizable in comparison than many other terrace homes. The ground floor features a spacious open-plan lounge/diner, creating a flexible and sociable living environment. The kitchen is fitted with modern cream gloss units, providing a clean and contemporary finish.

To the rear, the property has been extended to form an open plan utility space with an incorporated WC, an invaluable addition that enhances day-to-day practicality. This versatile area could equally serve as a home office or additional dining space, aligning perfectly with modern living requirements.

To the first floor, there are two genuine double bedrooms, both well-proportioned, along with a standout family bathroom. The bathroom offers a premium feel, featuring a double-ended panelled bath alongside a separate shower cubicle delivering both style and functionality.

Externally, the property benefits from a good-sized lawned garden, a fully enclosed yard, and the significant advantage of off-road parking to the rear, an increasingly desirable feature.

Further benefits include a modern gas-fired central heating boiler and the reassurance of a re-roof completed in 2025, providing peace of mind.

The location is a key selling point. Situated close to local amenities and within easy reach of scenic walks including Biddulph Valley Way and Chatterley Whitfield.

In summary: a well-proportioned, move in ready home offering scale, versatility an ideal first purchase with more space than you'd expect at this level. Offered for sale with no upward chain.

Entrance Hall

Having a UPVC double glazed front entrance door. Stairs off to 1st floor landing, radiator, electric consumer unit.

Open Plan Lounge/Diner

25'2" x 10'10" reducing to 13'11"

Having defined lounge area with UPVC double glazed window to the front aspect overlooking the gardens. Radiator, wall bracket for TV opening through into the dining area having a UPVC double glazed window to the rear aspect radiator, under stairs cupboard covered feature arch alcoves and wall mounted electric remote control fire with LED effect.

Kitchen

9'6" x 7'5"

Having a range of cream gloss wall mounted cupboard and base units with fitted work surface over incorporating a one and a half bowl single Drainer stainless steel sink unit with mixer tap over. Integral electric whirlpool double oven and grill with five ring gas hob over and stainless steel splashback with chimney style extractor fan. Radiator, built in wine rack, UPVC double glazed window and side entrance door, tiled effect laminate flooring, space for fridge freezer.

Utility

11'10" x 7'6" reducing to 4'6"

Useful utility space having space for a table and chairs if required plumbing for dishwasher and washing machine. Radiator, UPVC double glazed window to the side aspect, continuous tiled effect laminate flooring.

Grand Floor Cloaks

Having a WC, wash hand basin set in vanity work surface up with storage below. Extractor fan.

First Floor Landing

Having access to loft space, radiator, recessed LED lighting to ceiling.

Bedroom One

13'0" x 10'10"

Having a UPVC double glazed window to the front aspect overlooking the gardens. Radiator, built-in walking wardrobe with storage over also having radiator.

Bedroom Two

11'6" x 10'11" into wardrobe

Having a UPVC double glazed window to the rear aspect. Radiator, built in wardrobes to alcoves with overhead storage.

Bathroom 2.26m x 3.48m

Fantastic sized bathroom having a double ended panelled bath with deck mounted mixer tap, separate enclosed shower cubicle with thermostatically controlled shower and perspex shower screening, wash hand basin set in vanity storage unit with mixer tap over. Alcove housing gas fire central heating boiler, tiled effect flooring, radiator, UPVC double glaze obscured window to the rear aspect, radiator, chrome heated towel radiator. Extractor fan.

Externally

Fully enclosed rear yard laid to paving with a modern composite rear gate, giving access to the rear parking.





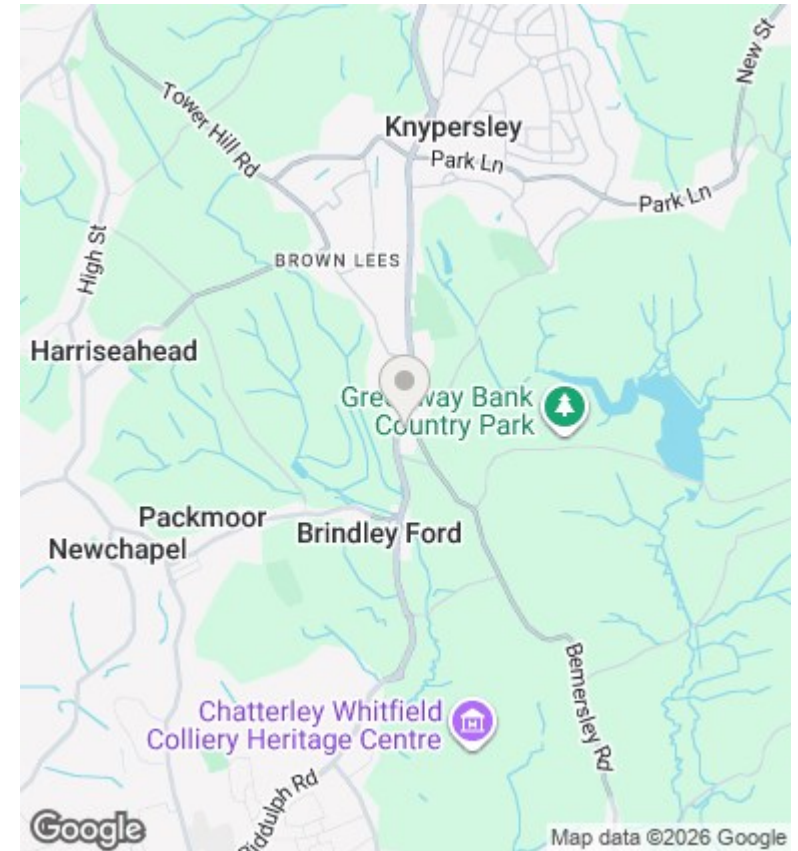
Directions

Viewings

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

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC