



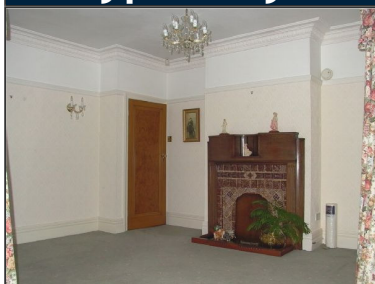
# PRIORY

PROPERTY SERVICES



**'The Gables' 158 Tunstall Road  
Knypersley Biddulph**

**£265,000**



**Three Bedroom Detached Dormer Bungalow Occupying An Established None Estate Position With Mature Gardens.**

# 'The Gables' 158 Tunstall Road Knypersley Biddulph Staffordshire ST8 7AF

## GROUND FLOOR

### ENTRANCE PORCH

Door to the front elevation allowing access.

### ENTRANCE HALL

Timber parquet style flooring. Open spindle staircase allowing access to the first floor. Panel radiator. Coving to the ceiling with ceiling light point. Doors to principal rooms. Double glazed French doors allowing access into the entrance porch.

### BEDROOM ONE (Bay Fronted) 12' 2" max into bay x 11' 10" (3.71m x 3.61m)

Built in wardrobes. Timber flooring. Panel radiator. Coving to the ceiling. Walk-in bay with uPVC double glazed leaded effect window towards the front elevation allowing pleasant views of the front garden.

### BEDROOM TWO (Bay Fronted) 12' 2" maximum into bay x 11' 10" (3.71m x 3.61m)

Parquet flooring. Panel radiator. Power points. Coving to the ceiling. Walk-in bay with uPVC double glazed leaded effect window allowing pleasant views of the front gardens.

### LOUNGE 14' 6" x 13' 2" max. into turret area (4.42m x 4.01m)

Panel radiator. Power points and television point. Attractive open fire with tiled and timber surround. Coving to the ceiling. Wall & ceiling light points. Large walk in bay. uPVC double glazed leaded effect windows to both side and rear elevations. Pleasant views into the conservatory and gardens.

### CONSERVATORY 17' 2" x 13' 6" (5.23m x 4.11m) at its widest point approx.

Pitched roof with uPVC double glazed windows. Panel radiator. Tiled floor. Wall light points. uPVC double glazed windows to both side and rear elevations allowing views of the private mature gardens. uPVC double glazed French doors to rear.

### SITTING ROOM/BEDROOM THREE (L Shaped) 18' 2" max. x 12' narrowing to 8'4" (5.54m x 3.66m)

Living flame gas fire. Television point. Panel radiator. Power points. Coving to the ceiling. Doors allowing access to the entrance hall and inner hallway. Wall and ceiling light points. uPVC double glazed leaded effect bow window to the side

### INNER HALLWAY

Door allowing access to bathroom. Archway to kitchen.

### BATHROOM 9' 4" x 7' 4" (2.84m x 2.24m) approximately

Low level w.c. Wash hand basin set in a vanity unit. Panel radiator. Built in storage cupboard. Tiled walls. Glazed shower cubicle with wall mounted (Galaxy Aqua) electric shower. Extractor fan. Two radiators. Single glazed frosted window into the conservatory. uPVC double glazed leaded effect window allowing views of the rear garden.

### KITCHEN (L Shaped)

Range of fitted eye and base level units, base units having tiled splash backs and power points over. Sink unit with drainer and mixer tap. Ample space for gas/electric cooker with circulator fan/light above. Drawer and cupboard space. Double panel radiator with thermostatic control. Tiled floor. Ceiling light point. Doors allowing access to both side and rear porches. uPVC double glazed leaded effect window allowing excellent views of the rear gardens.

## SIDE PORCH

Attractive tiled floor. uPVC double glazed leaded effect windows to both side and front elevations. uPVC double glazed leaded effect french doors to side.

## REAR PORCH

Tiled floor. Stable door to the side allowing access into the garage. uPVC double glazed frosted door allowing access to the rear garden.

## FIRST FLOOR

### LANDING/FAMILY RM 16' 5" x 15' 6" (5m x 4.72m) max.

Large room with two panel radiators. Wall and ceiling light points. Double doors to walk-in storage areas. Access to the en-suite shower room. uPVC double glazed leaded effect windows to both front and rear elevations.

## EN-SUITE

Modern white suite comprising of a low level w.c. and pedestal wash hand basin. Corner glazed shower cubicle with wall mounted electric shower. Extractor fan. Part tiled walls. Heated towel rail. Shaving point. uPVC double glazed leaded effect window to the side.

### ATTACHED GARAGE 16' 2" x 11' 2" (4.93m x 3.4m) approx.

Pitched roof construction. Wall mounted Worcester gas combination central heating boiler. Power and light. Windows to both side and rear elevations. Storage loft. Stable door to the side elevation allowing access into the side porch.

## EXTERNALLY

Double gates. Large meandering block paved driveway towards the front and side elevations. Off road parking for multiple vehicles. Vehicular access to the attached garage at rear. Garden is mainly laid to lawn with attractive ornamental flower and shrub beds. Attractive low level wall and conifer hedging forming the front boundaries. The rear has two elevated flagged patio areas set behind attractive walling. Garden enjoys the majority of the mid-day to late evening sun. Security lighting. Mature lawned garden. Selection of mature hedgerows, timber fencing and brick walling forming the boundaries. Flagged pathway to summer house.

## SUMMER HOUSE

Rendered summer house with pitched and tiled roof.

## DIRECTIONS

From the main roundabout off Biddulph town centre proceed South along the by-pass and through Knypersley traffic lights where the property can be clearly identified by our Priory Property Services board on the right hand side.

## VIEWING

Is strictly by appointment via the agent.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>		50	(39-54) <b>E</b>	43	
(21-38) <b>F</b>	37		(21-38) <b>F</b>	33	
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		
158 Tunstall Road Knypersley			<a href="http://www.epc-graph.com">http://www.epc-graph.com</a>		

PLEASE NOTE: None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.