



## 9 Pen-Y-Bont Walk

Knypersley, Stoke-On-Trent, ST8 7XJ

Offers in the region of £229,950

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## Ground Floor

### Cloakroom/W.C

5'4" x 4'4" (1.65 x 1.33)

Ground floor cloakroom housing boiler and radiator. Low level W.C and wash hand basin.

### Lounge

13'10" x 10'7" (4.24 x 3.25)

Open plan lounge with laminate flooring leading into the dining room and a double glazed window overlooks the front aspect. Housing Gas fire. Under-stair storage cupboard, television point, telephone socket and radiator.

### Dining Room

9'7" x 8'4" (2.94 x 2.55)

The dining room opens out to the conservatory. Radiator.

### Kitchen

14'5" x 9'6" (4.40 x 2.91)

A double glazed window overlooks the rear aspect and side door to the exterior. Fitted with laminate flooring, spotlights, a range of wall and base storage with coordinating work surfaces and stone resin sink. Integrated appliances include double electric oven, gas hob with cooker hood above and dishwasher. Space for american style, fridge/freezer and washing machine. Door leading to the ground floor cloakroom. Radiator.

### Utility

3'2" x 6'1" (0.99 x 1.87)

Laminate flooring and space for dryer.

### Conservatory

9'6" x 9'2" (2.92 x 2.81)

A UPVC conservatory with double glazed door to the side and television point.

## First Floor

### Bedroom One

14'7" x 12'7" (4.45 x 3.86)

A double glazed window overlooks the rear aspect. Radiator and television point.

### Bedroom Two

13'9" x 8'2" (4.21 x 2.51)

A double glazed window overlooks the front aspect. Laminate flooring, two radiators and television point.

### En-suite

7'10" x 5'8" (2.40 x 1.74)

A double glazed window overlooks the front aspect. Fitted with a suite comprising of bath, shower cubicle, low level W.C and wash hand-basin. Part;y tiled, laminate flooring and heated towel radiator. Extractor Fan.

### Bedroom Three

11'1" x 7'8" (3.40 x 2.34)

A double glazed window overlooks the front aspect. Laminate flooring and radiator.

### Bedroom Four

9'0" x 10'2" (2.75 x 3.10)

A double glazed window overlooks the rear aspect. Laminate flooring and television point.

### Bathroom

6'10" x 6'2" (2.10 x 1.90)

A double glazed window overlooks the side aspect. Fitted with a suite comprising of bath and overhead shower, low level W.C and vanity hand-basin. Partly tiled, heated towel radiator and extractor fan.

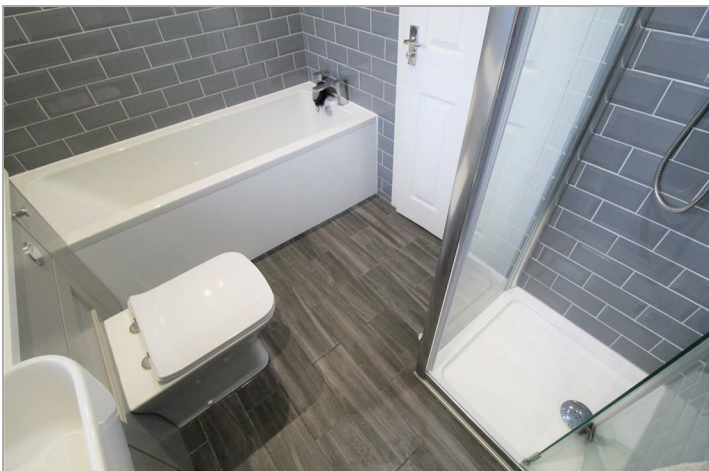
### Exterior

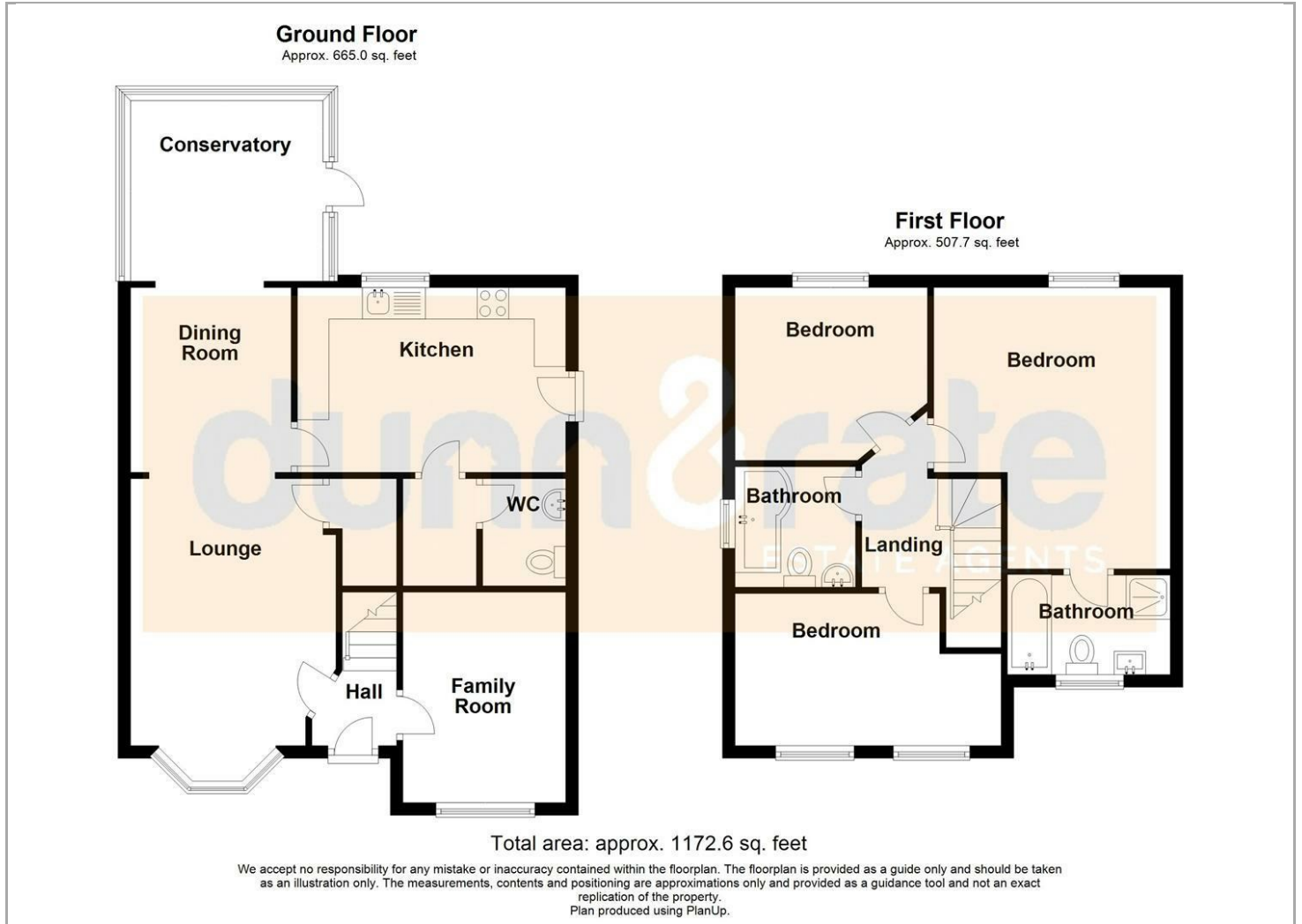
#### Front Garden

Space for two cars with tarmacked drive and side lawn.

#### Rear Garden

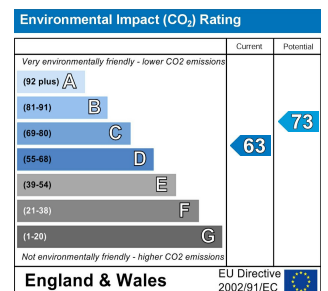
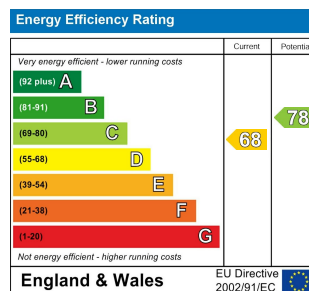
Fully enclosed rear garden with tiered decking and laid to lawn.





## Viewing

Please contact our dunn & rate Estate Agents Office on 01782 789369 if you wish to arrange a viewing appointment for this property or require further information.



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