



103 Lyneside Road

Knypersley, ST8 6SL

Offers in excess of £260,000



Carters are delighted to bring to the market this beautifully presented three-bedroom detached home, presented to a very high standard throughout, and located in the highly sought-after area of Knypersley.

Set back from the road, the property benefits from a generous driveway providing off-road parking for up to four vehicles, alongside a neat lawn complemented by an attractive tree and mature shrubs.

Upon entering the home, you are welcomed into a stylish and inviting lounge featuring a gas fire, which flows seamlessly into an open-plan kitchen and dining area. This sociable space leads on to a spacious conservatory, enjoying pleasant views over the garden, making it an ideal space for both relaxing and entertaining.

To the first floor are three well-proportioned bedrooms, all served by a luxurious three-piece bathroom suite finished to an excellent standard. The master bedroom enjoys open views over the countryside and Knypersley Cricket Club, providing a peaceful feel.

To the rear, and unusually for this location, the property boasts a flat and enclosed garden, predominantly laid to lawn with a timber decking area. The garden backs onto Biddulph Valley Way, known locally as the train lines.

Viewing is essential to fully appreciate the quality, location and outlook this impressive home has to offer.

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Entrance Hallway

Composite double glazed entrance door to the front elevation.

Access to the stairs. Radiator.

Living Room

14'1" x 11'4" (4.29m x 3.45m)

UPVC double glazed window to the front elevation.

Radiator. Feature wall lights. Gas fire with a stone surround. Laminate flooring.

Kitchen / Dining Room

9'8" x 17'4" (2.95m x 5.28m)

UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the side elevation.

Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a hose mixer tap. Built in double electric oven. Four ring gas hob with a stainless steel splashback. Built in extractor hood. Integrated fridge. Space and plumbing for a washing machine. Space for a fridge freezer. Built in under stairs pantry/storage cupboard. Radiator. Laminate flooring with under floor heating.

Conservatory

8' x 12'1" (2.44m x 3.68m)

UPVC double glazed french doors to the side elevation. UPVC double glazed windows to the side and rear elevations. Radiator. Laminate flooring with under floor heating.

Stairs and Landing

UPVC double glazed window to the side elevation.

Built in storage cupboard. Access to the loft which is partially boarded.

Bedroom One

8'11" x 8'1" (2.72m x 2.46m)

UPVC double glazed window to the rear elevation.

Built in solid wood wardrobes. Radiator.

Bedroom Two

8'8" x 10' (2.64m x 3.05m)

UPVC double glazed window to the front elevation.

Radiator.

Bedroom Three

8'6" x 7' (2.59m x 2.13m)

UPVC double glazed window to the front elevation.

Radiator.

Bathroom

UPVC double glazed window to the rear elevation.

Three piece fitted bathroom suite comprising of; p shaped panel bath with a shower over, pedestal wash hand basin and a low level w.c. Extractor fan. Partially tiled walls. Chrome heated towel rail. Vinyl flooring.

Garage

9'2" x 19'8" (2.79m x 5.99m)

UPVC double doors to the front elevation.

UPVC double glazed window to the side elevation.

Power and lighting.

Externally

Set back from the road, the property benefits from a generous driveway

providing off-road parking for up to four vehicles, alongside a neat lawn complemented by an attractive tree and mature shrubs.

To the rear, and unusually for this location, the property boasts a flat and enclosed garden, predominantly laid to lawn with a timber decking area. The garden backs onto Biddulph Valley Way, known locally as the train lines. There is an outside tap, a double power socket and a timber shed for convenience.

Additional Information

Freehold. Council Tax Band C.

Total Floor Area : TBC

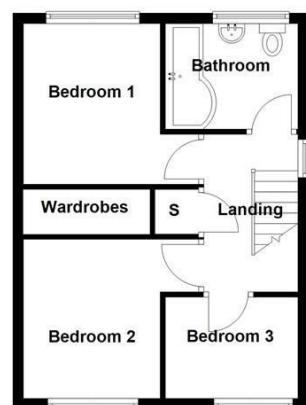
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Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC 

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.