CARTERS
ESTATE AGENTS

40 Newpool Road

Knypersley, ST8 6NS

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Price £190,000

Here at Carters we are delighted to bring to market this immaculately presented, turn-key home—perfect for first-time buyers looking to step onto the property ladder.

Ideally situated in the sought-after area of Knypersley, the property benefits from close proximity to well-regarded schools, a post office, local shops, and a variety of restaurants.

Upon entering, you are welcomed into a cosy and inviting lounge, complete with a charming multi-fuel burner—an ideal space to relax and unwind. To the rear, the property boasts a spacious open-plan kitchen/dining area, perfect for both everyday living and entertaining guests. This is complemented by a separate utility room and a convenient ground-floor W.C.

To the first floor, the home offers two generously sized double bedrooms, along with a modern three-piece family bathroom suite.

Externally, the property features a beautifully maintained, low-maintenance rear garden, complete with a timber decking area and artificial lawn—perfect for enjoying outdoor living with minimal upkeep.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.

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Entrance Hallway

UPVC double glazed entrance door to the front elevation.
Stairs to the first floor. Panel radiator.

Living Room

12' x 12' (3.66m x 3.66m)
UPVC double glazed window to the front elevation.
Coving to the ceiling. Multifuel burner with a marble hearth. Radiator. TV aerial point.

Kitchen

15'2" x 10'6" (4.62m x 3.20m)
UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the rear elevation.
Modern fitted shaker style kitchen having a range of wall, base and drawer units. Laminate work surfaces. Inset ceramic sink having a mixer tap and a drainer. Gas and electric cooker point. Extractor hood. Space for a fridge freezer. Space and plumbing for a washing machine. Partially tiled walls. Radiator. Vinyl flooring.

Utility Room

UPVC double glazed entrance door to the front elevation.
Laminate work surfaces. Space and plumbing for a washing machine. Space for a tumble dryer. Partially tiled walls. Radiator. Vinyl flooring.

W.C

UPVC double glazed window to the rear elevation.
Low level w.c. Vanity wash hand basin. Partially tiled walls. Vinyl flooring.

Rear Porch

UPVC double glazed entrance door to the rear elevation.

Stairs and Landing

UPVC double glazed feature stained glass window to the side elevation.
Access to the loft which is partially boarded.

Bedroom One

15' x 9'10" (4.57m x 3.00m)
UPVC double glazed windows to the front elevation.
Feature marble fireplace. Radiator. TV aerial point.

Bedroom Two

10'6" x 9'9" (3.20m x 2.97m)
UPVC double glazed window to the rear elevation.
Radiator.

Bathroom

UPVC double glazed window to the rear elevation.
Three piece modern bathroom suite comprising of; a panel bath with shower over, pedestal wash hand basin and low level w.c. Fully tiled walls. Heated towel rail. Vinyl flooring.

Externally

To the front of the property, steps ascend to the entrance, accompanied by a well-presented paved area and an attractive gravel garden.

To the rear, the property benefits from a private enclosed garden comprising a paved patio area, steps leading to a beautifully maintained artificial lawn, and an elevated decked terrace, ideal for outdoor dining and entertaining. There is also a shed for handy storage.

Additional Information

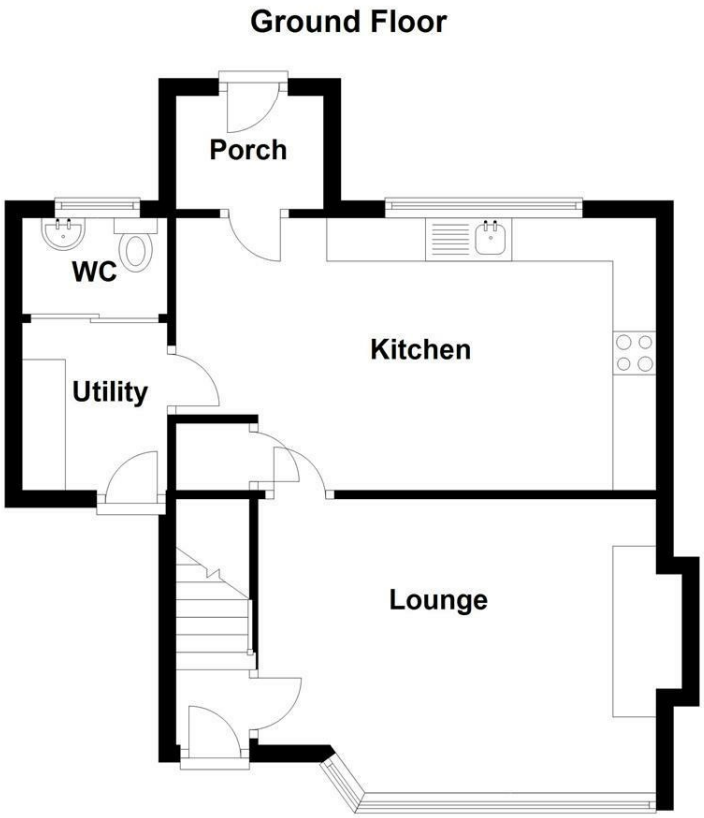
Freehold. Council Tax Band B.

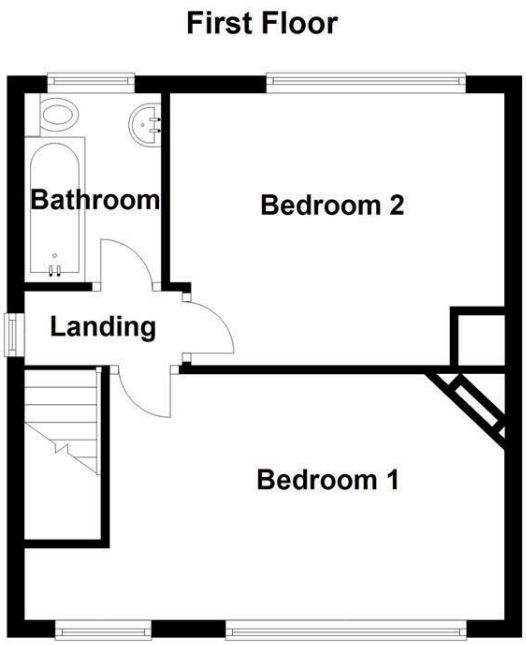
Total Floor Area: 60 Square Meters / 645 Square Foot.

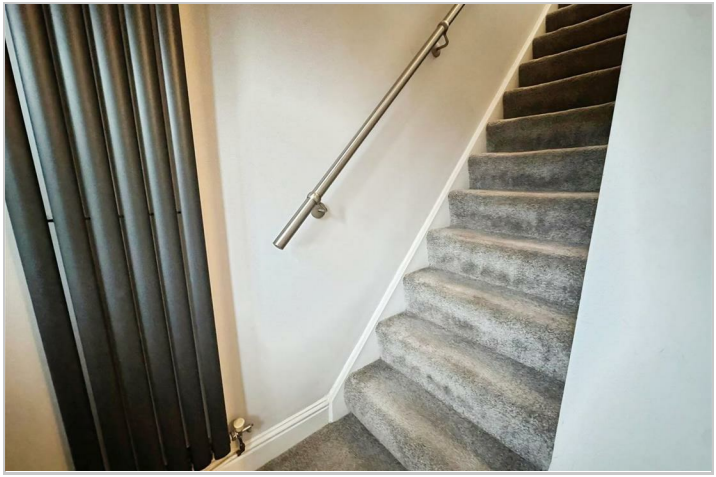
Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

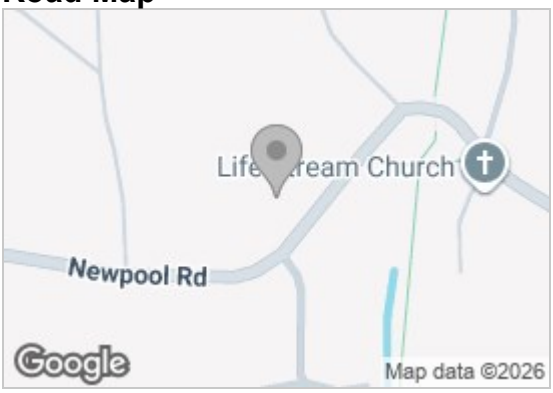
Tel: 01782 470391


Ground Floor
Porch
WC
Kitchen
Utility
Lounge


First Floor
Bathroom
Bedroom 2
Landing
Bedroom 1

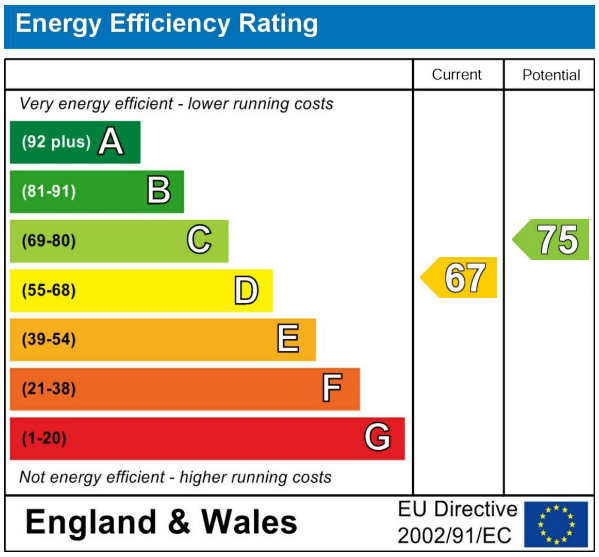


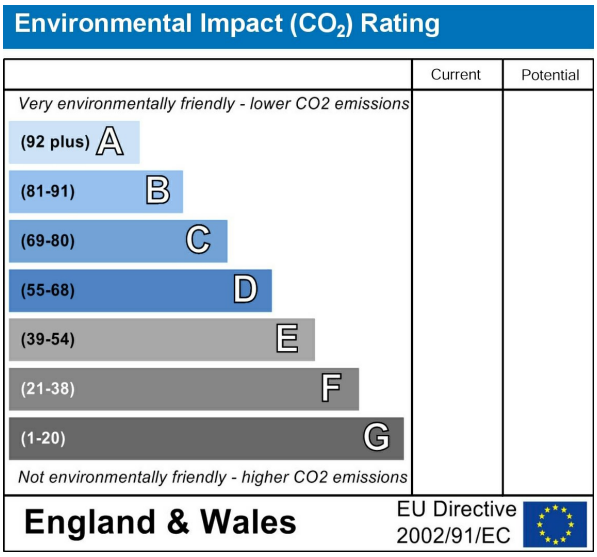
Road Map



Hybrid Map

Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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