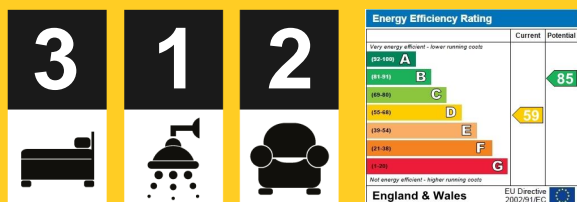




**89 Park Lane,
Knypersley, ST8 7BG**



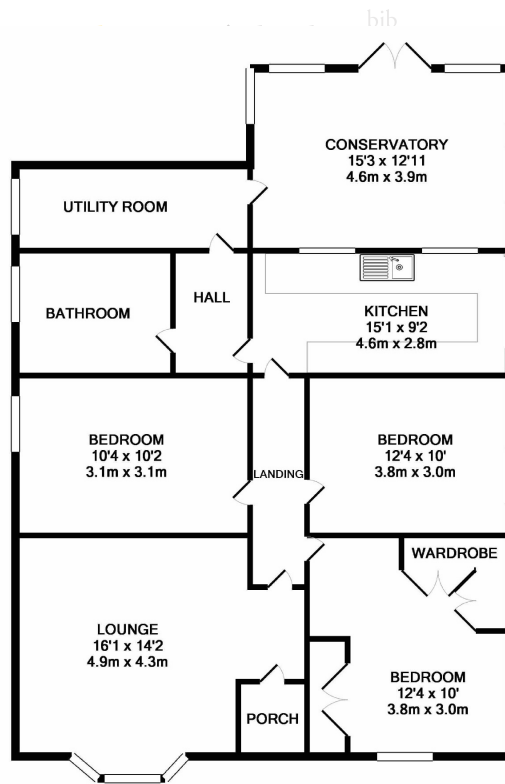
Offers in the region of

£170,000

Spacious three bed detached bungalow, shared driveway to the side of the property with ample parking to the front. Great sized lounge and kitchen with a large conservatory at the rear. Three bedrooms and bathroom with a separate shower. Located within a sought after area in good proximity to local amenities and abundant countryside. This true bungalow offers ample amounts of accommodation and plenty of outdoor space! With bungalows being in high demand, we are sure this will prove popular and offers buyers the potential to create

To view: 01260 280000
congleton@bjbmail.com





TOTAL APPROX. FLOOR AREA 1085 SQ.FT. (100.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance porch

Lounge 16'11" x 14'2" (5.151 x 4.306)
Double glazed window to front aspect, radiator and feature fireplace.

Inner hall

Hallway off the lounge, leading to all three bedrooms and kitchen.

Bedroom one 12'4" x 10'0" (3.773 x 3.056)

Double glazed window, radiator, fitted bedroom furniture.

Bedroom two 11'1" x 10'7" (3.365 x 3.217)

Double glazed window, fitted bedroom furniture.

Bedroom three 10'4" x 10'2" (3.141 x 3.086)

Double glazed window, radiator.



Kitchen 15'1" x 9'2" (4.605 x 2.800)

Double glazed windows, range of base and wall mounted units, space and plumbing for washing machine, space for cooker with extractor hood, space for fridge freezer, sink and drainer unit.

Rear entrance hall**Bathroom**

Bath with shower mixer tap, pedestal wash basin, WC, shower cubicle, double glazed window, radiator.

Utility area

Space and plumbing for washing machine, space for tumble drier, side entrance door.

Conservatory 15'3" x 12'11" (4.657 x 3.930)

Large conservatory leading to paved back garden. Double glazed windows and doors.

Detached garage**Outside**

Paved patio garden with various timber sheds/workshops to the rear and a block paved shared drive to the front for several vehicles.





IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.