Whittaker & Biggs Est. 1930
Rostons Group







10 James Way, Knypersley, Stoke-On-Trent, ST8 6NU

£215,000

- Semi Detached Bungalow
- Single Storey Living
- Ample Off Road Parking
- No Upward Chain
- Two / Three Bedrooms
- Spacious And Adaptable Accommodation
- Private Rear Garden
- Welcoming Lounge With Exposed Brick Chimney Breast
- Detached Brick Built Garage
- Pleasant Cul-de-sac Position

34 High Street, Biddulph, Staffordshire, ST8 6AP 01782 522117
biddulph@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

10 James Way, Stoke-On-Trent ST8 6NU

UNEXPECTEDLY BACK ON THE MARKETREDUCED BY £10,000** Occupying a pleasant cul-de-sac position and offered to the market with no upward chain, this extended semi-detached bungalow presents an excellent opportunity for purchasers seeking versatile single storey living in a sought-after residential location.

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Council Tax Band: C





The property has been thoughtfully extended to provide spacious and adaptable accommodation, currently arranged as two bedrooms with a separate dining room that could easily be utilised as a third bedroom if required. Well maintained throughout, the bungalow offers comfortable living space with a welcoming lounge, fitted kitchen and family bathroom, making it ideal for downsizers, retirees or those looking for a home with flexibility for visiting family and guests.

Externally, the property continues to impress with ample off-road parking, a detached brick built garage and attractive, low-maintenance gardens. The private rear garden enjoys a good degree of seclusion and has been designed for ease of upkeep, featuring paved seating areas, established planting and mature hedging. An additional garden area located beyond the garage provides further outdoor space and offers potential for keen gardeners, storage or recreational use.

The location is a particular feature, being situated within a quiet and established cul-de-sac whilst remaining conveniently placed for local amenities. The popular Biddulph Valley Way and surrounding open countryside are just a short distance away, providing excellent walking routes and opportunities to enjoy the outdoors.

A versatile semi-detached bungalow in a desirable location, offering scope for three-bedroom accommodation, attractive gardens, garage facilities and the added benefit of no onward chain.

Entrance Hall
Accessed via a UPVC double glazed side entrance door featuring decorative leaded glass inserts. Radiator and access to the loft space.

Kitchen
9'0" x 8'10"
Fitted with a range of wall and base units, incorporating work surfaces over and a 1½ bowl stainless steel sink with mixer tap. Double glazed window to the front elevation. Space and plumbing for a washing machine and dishwasher, space for a fridge freezer and gas cooker. Wall-mounted gas central heating boiler, stainless steel chimney style extractor hood and complementary splashback tiling.

Lounge
15'2" x 10'9"
A bright and welcoming reception room, featuring a double glazed bow window overlooking the front garden, coving to the ceiling, wall light points, radiators and an attractive exposed brick chimney breast with slate effect tiled hearth. Timber glazed double doors open into the:

Dining Room / Bedroom Three
10'11" x 12'10"
A versatile additional reception room, which could readily serve as a third bedroom if required. Having UPVC double glazed patio doors opening onto the rear garden and a radiator.

Bedroom One
10'5" x 11'0"
Double bedroom with a UPVC double-glazed leaded window overlooking the rear garden, radiator and wall light points.

Bedroom Two
9'2" x 5'8"
Having a UPVC double glazed leaded window to the side elevation and radiator.

Bathroom
6'0" x 5'4"
Fitted with a panelled bath with shower over, pedestal wash hand basin and low-level WC. Obscured double glazed window to the side elevation, tiled flooring, part tiled walls and radiator.

Outside
To the front of the property is a paved driveway providing ample off-road parking and access to the detached garage. A gated side entrance leads through to the rear garden.

Detached Garage
A brick built detached garage providing excellent storage, workshop potential or secure parking.

Rear Garden
The property enjoys a private and enclosed rear garden, designed with ease of maintenance in

mind. A generous paved patio provides an ideal space for outdoor dining and entertaining, whilst the raised gravelled garden is complemented by mature shrubs, established borders and evergreen hedging, creating an attractive and secluded setting. Beyond the garage is an additional garden area offering further planting space, storage potential or scope for keen gardeners. The gardens enjoy a good degree of privacy and provide an excellent outdoor space to relax and enjoy throughout the year.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





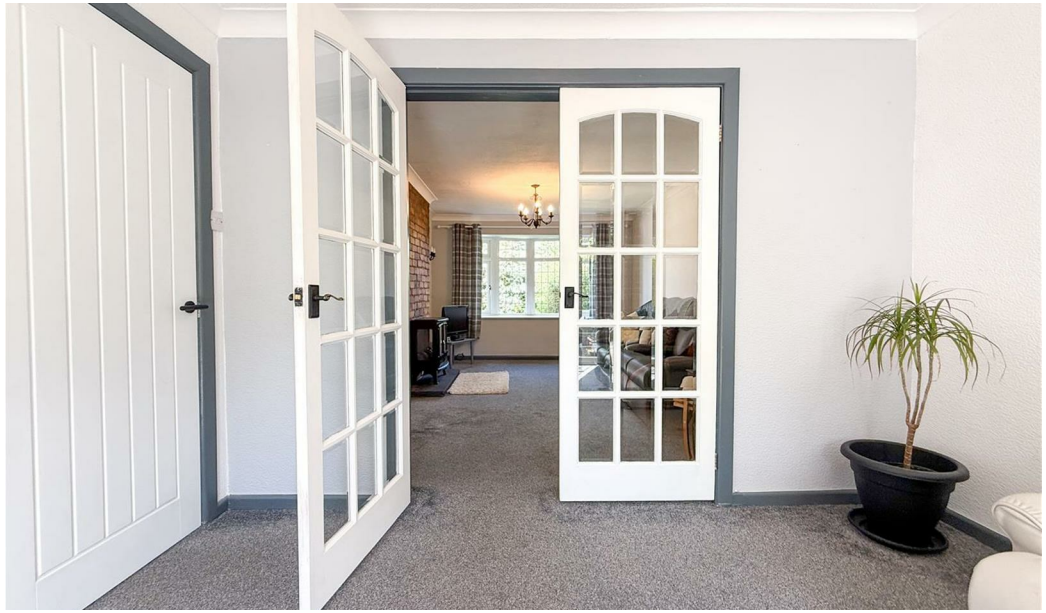




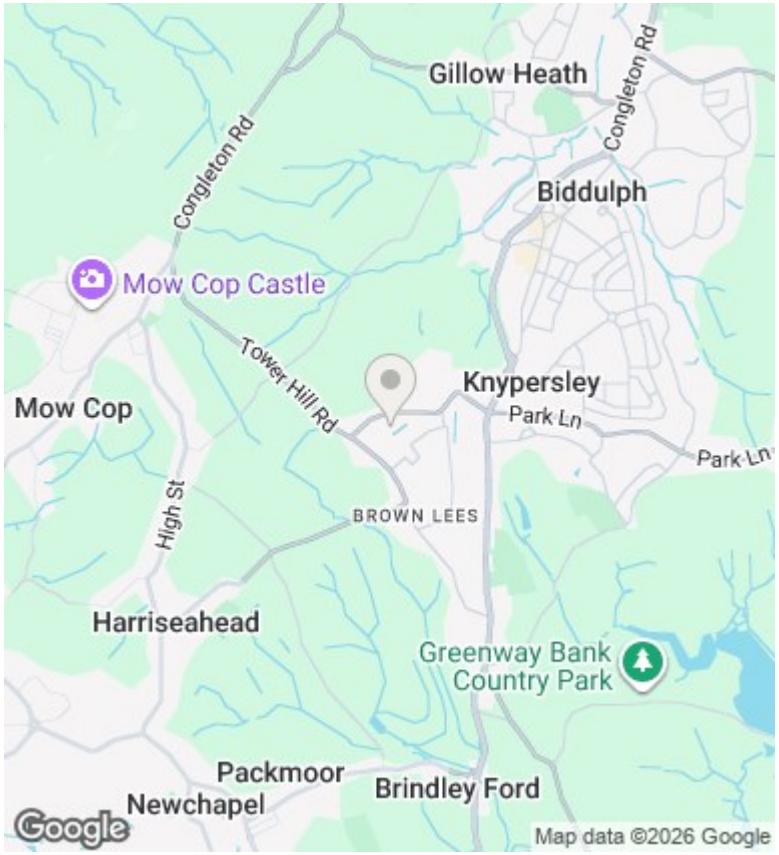












Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

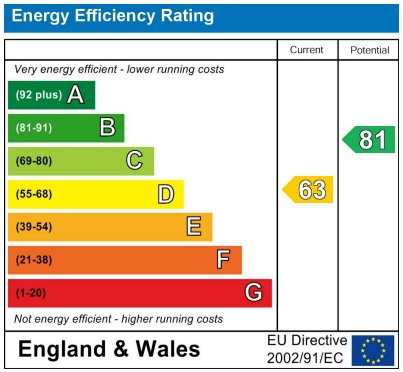


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