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 Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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**17 West Street**  
 Biddulph, Staffordshire ST8 6HL

**Selling Price: £125,000**

- TWO DOUBLE BEDROOM TERRACE HOME
- LOUNGE THROUGH DINING ROOM
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- APPROX 30FT LONG REAR GARDEN
- IDEAL FOR LANDLORDS, FIRST TIME BUYERS OR DOWNSIZERS
- LOCATED ON THE OUTSKIRTS OF BIDDULPH TOWN CENTRE

**\*\*NO CHAIN\*\***

**\*\*WATCH OUR ONLINE 360 VIRTUAL TOUR\*\***

**IDEAL OPPORTUNITY FOR THE BUDDING LANDLORD, FIRST TIME BUYERS OR DOWNSIZERS!**

A deceptively large terrace home located in a quiet back water having 30' long gardens to rear, and unrestricted on street parking.

The property has PVCu double glazing and gas fired central heating and briefly comprises lounge through dining room, kitchen, two double bedrooms and bathroom.

Viewing is recommended to appreciate the merits of this home!

Bordering open countryside and on the outskirts of the town of Biddulph which offers a good selection of pubs, restaurants, and fitness centre, whilst still having a variety of outdoor pursuits including scenic walks in Staffordshire and the Peak District National Park. The town centre boasts ALDI, Sainsburys, Argos, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists. Congleton Railway Station is just 5 miles away (approximately a 10 - 15 minutes drive), located on the West Coast main line. This benefits from hourly direct services to Manchester City Centre within 40 minutes and Stoke on Trent within 15 minutes.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** PVCu double glazed door to:

**ENTRANCE VESTIBULE :** Glazed door to:

**LOUNGE THROUGH DINING ROOM 25' 6" x 12' 1" (7.77m x 3.68m):** PVCu double glazed windows to front and rear aspect. Coving to ceiling. Two double panel central heating radiators. Living flame coal effect gas fire set on marble hearth and back with dark stained wood surround. Deep understairs cupboard. Stairs to first floor.

**KITCHEN 10' 0" x 6' 7" (3.05m x 2.01m):** PVCu double glazed window to rear aspect. Range of modern hi-gloss eye level and base units in cream with marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Space for slot-in electric cooker with extractor hood over. Space and plumbing for washing machine. Double panel central heating radiator. 13 Amp power points. Space for fridge/freezer. PVCu double glazed door to outside.

**First Floor :**

**LANDING :** Single panel central heating radiator. 13 Amp power points.

**BEDROOM 1 FRONT 12' 1" x 10' 7" (3.68m x 3.22m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR 11' 4" x 5' 10" (3.45m x 1.78m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM 10' 1" x 6' 9" (3.07m x 2.06m):** PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C., pedestal wash hand basin and panelled bath with electric shower over. Chrome centrally heated towel radiator. Polished wall tiles to splashbacks. Single panel central heating radiator. Cupboard housing Vaillant gas combi boiler.

**Outside :**

**REAR :** Adjacent to the rear of the property is a paved courtyard beyond which is a garden with tiered with flowerbeds, and which extends to approx 30 ft in length. Gated access to the front via a shared ginnel.

**TENURE :** Freehold (subject to solicitors verification).

**SERVICES :** All mains services are connected (although not tested).

**VIEWING :** Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY:** Staffordshire Moorlands

**TAX BAND:** A

**DIRECTIONS:** SATNAV ST8 6HL

## Energy performance certificate (EPC)

17 Wood Street Biddulph STOKES-ON-TRENT ST9 9BL	Energy rating <b>E</b>	Valid until: 22 January 2034 Certificate number: 7834-5020-4300-6937-4222
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Property type	Mid-terrace house
Total floor area	71 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/guidance/energy-ratings) <https://www.gov.uk/government/guidance/energy-ratings> <https://www.gov.uk/government/guidance/energy-ratings>

### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

