

Timothy a brown



37 Bluebell Close

Biddulph, Stoke On Trent, Staffordshire ST8 6TJ

**Selling Price: Offers in the Region Of
£150,000**

- MODERN MID MEWS PROPERTY
- IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS, OR THE BUDDING LANDLORD
- TWO BEDROOMS
- GOOD SIZED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING
- CUL-DE-SAC POSITION
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

****NO CHAIN****

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

A smashing opportunity! A low maintenance modern home, occupying a cul de sac position with two car driveway and surprisingly good sized gardens.

The town of Biddulph 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 Sainsburys, Argos, butchers, florists, and newsagents as well as essential services such as chemists, doctors and dentists. The award-winning National Trust Biddulph Grange Gardens is close by. Open countryside is just a few minutes' drive delivering you to some of Staffordshire's most enjoyed natural views and rural walks, yet extremely convenient for access to the town centre, and Congleton, five miles north, which offers links with the main M6 arterial routes, and mainline national rail networks.

Complemented fully with PVCu double glazing and gas central heating via a modern combination boiler, a double width driveway, and enclosed lawned gardens, which enjoy a sunny aspect.

There's an entrance reception hall with the kitchen off, fitted with a range of eye level and base units, offering plenty of storage cupboards, with built in hob and oven. The separate lounge is generous, with modern electric fire and sliding patio doors which open into the rear gardens, a very pleasant relaxing room, and one which takes in a wonderful vista of the garden. The first-floor landing provides doorways to both bedrooms and the bathroom fitted with a three piece suite.

This will make somebody a lovely home...so be sure to book a viewing quick! Call us today at Timothy A Brown, we'd love to help.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : Timber panelled front door with upper glazed panels

HALL 8' 5" x 3' 9" (2.56m x 1.14m): Textured ceiling. Single panel central heating radiator. 13 amp power points. BT telephone point. Tiled floor.

KITCHEN 7' 10" x 7' 11" (2.39m x 2.41m): PVCu double glazed window to front aspect. Textured ceiling. Three inset downlighters. Range of laminate fronted eye level and base units having roll edge formica preparation surfaces over with single drainer sink unit inset. Built in 4-ring gas hob with electric oven/grill below and extractor hood over. Tiled to splashbacks. Space and plumbing for washing machine. Space for fridge. 13 amp power points. Tiled floor.

LOUNGE 16' 9" x 11' 10" (5.10m x 3.60m): Textured ceiling. Electric fire with coal effect set on marble effect hearth and back with Adams style fire surround. Double and single panel central



heating radiator. 13 amp power points Television aerial point. PVCu double glazed sliding patio door to rear garden. Stairs to first floor.

LANDING 5' 11" x 3' 4" (1.80m x 1.02m): Textured ceiling. 13 amp power points. Access to roof space.

BEDROOM 1 REAR 11' 7" x 9' 8" (3.53m x 2.94m): PVCu double glazed window to rear aspect. Textured ceiling. Single panel central heating radiator. 13 amp power points. Recessed double wardrobe.

BEDROOM 2 FRONT 10' 9" x 6' 11" (3.27m x 2.11m): PVCu double glazed window to front aspect. Textured ceiling. Single panel central heating radiator. 13 amp power points. Two single recessed wardrobes.

BATHROOM 7' 8" x 4' 10" (2.34m x 1.47m): PVCu double glazed window to front aspect. Suite comprising: Low level w.c. Pedestal wash hand basin. Panelled bath with bath/shower mixer. Tiled to splashbacks. Shaver light and point. Extractor fan. Single panel central heating radiator.

OUTSIDE REAR : Flag laid patio area leading to lawned garden.

OUTSIDE FRONT : Tarmac laid driveway with parking for two vehicles. Path to front door.

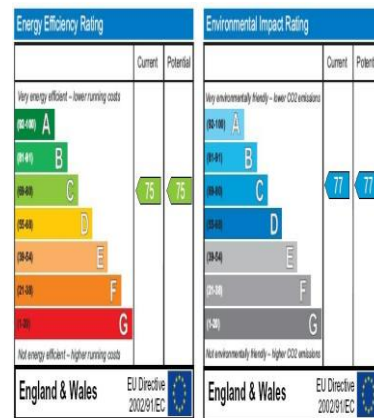
SERVICES : All mains services are connected (although not tested)

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: B

DIRECTIONS: SATNAV: ST8 6TJ



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Disclaimer
 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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