



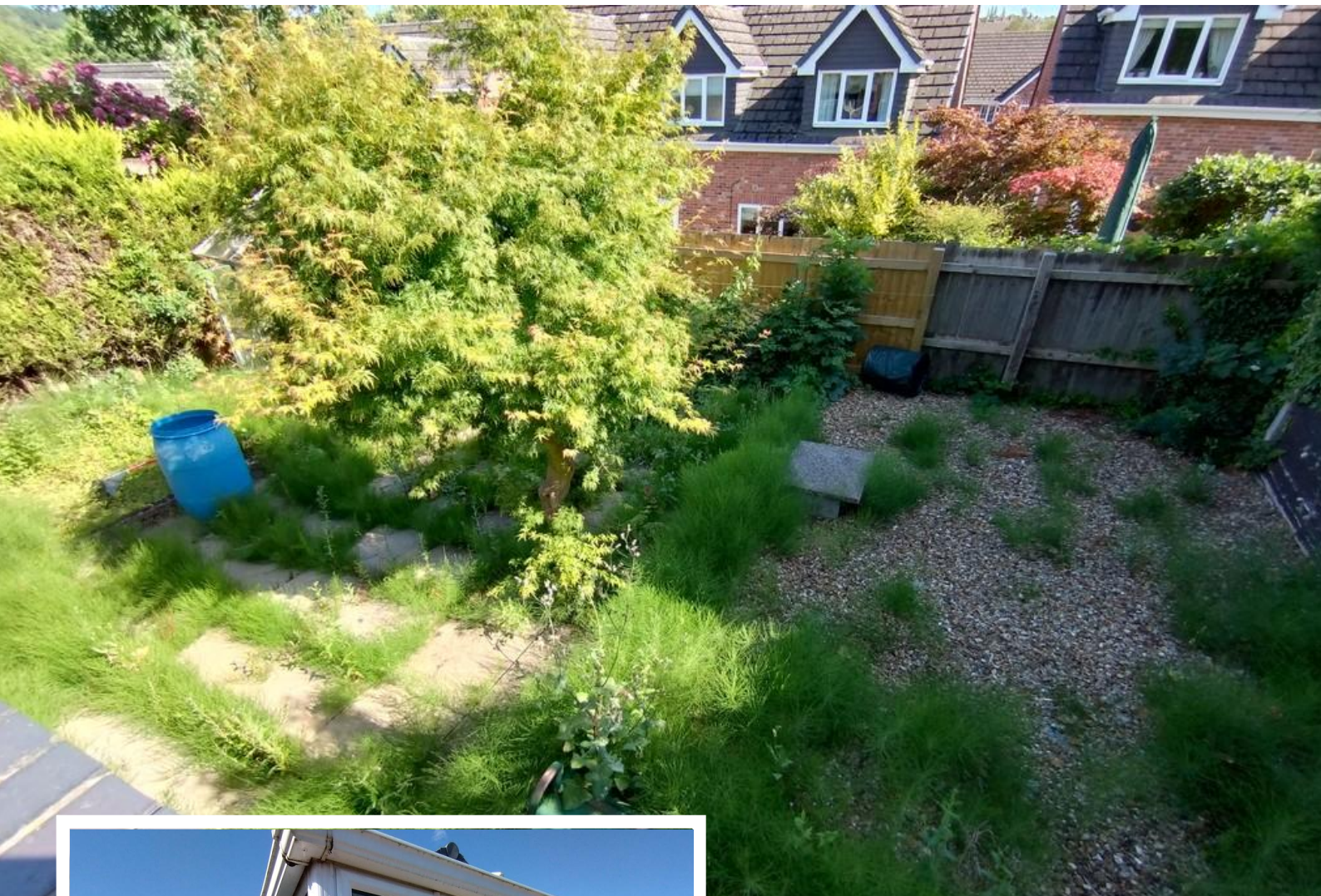
Halls Road
Biddulph, ST8 6DD

- DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- NO CHAIN
- HALL, LOUNGE, KITCHEN/DINING ROOM

- TWO BEDROOMS, SHOWER ROOM
- CONSERVATORY TO REAR
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/H

£190,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a detached bungalow within a popular residential location with no chain, comprising, hall way, lounge, a kitchen/dining room, two bedrooms, both with fitted bedrooms. A shower/wet room. Attached brick base conservatory. UPVC double glazing & gas central heating. A driveway and gardens to the front & rear. Access to all amenities which are close by for shops, schools etc and lots of walkways/the national cycle network route 55 Biddulph Valley Way. Viewing essential. (draft details subject to approval)



NOTICE

This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. ** **Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

DIRECTIONS

Please follow Sat Nav with postcode ST8 6DD. Turn off Congleton Road (A527) in to Halls Road and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door. Store cupboard, access to the loft, radiator.

LOUNGE

15' 9" x 10' 11" (4.8m x 3.33m)

Bow window to the front elevation. Feature fireplace, coving to the ceiling, radiator.

KITCHEN

10' 10" x 9' 10" (3.3m x 3m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Space for appliances. Splash back tiling to the walls. Store cupboard housing the combi boiler (not tested) Radiator, part glazed rear access door.

BEDROOM ONE

11' 3" x 9' 8" (3.43m x 2.95m)

A range of fitted wardrobes, radiator. Patio doors to:

CONSERVATORY

9' 5" x 8' 5" (2.87m x 2.57m)

Dwarf wall construction with UPVC window and door. Tiled floor, radiator.

BEDROOM TWO

9' 10" x 9' 9" (3m x 2.97m)

Window to the front elevation. Fitted wardrobes, radiator.

SHOWER/WET ROOM

Window to the side elevation. Suite comprising: shower, low level W.C, wash hand basin. Splash back tiling to the walls, chrome radiator.





EXTERNALLY

FRONTAGE

A landscaped garden. Driveway provides off road parking.

REAR

A generous space with a paved patio. Steps lead to a lower level with a further patio and gravel area.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Staffordshire Moorlands district council

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:





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Kidsgrove
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements