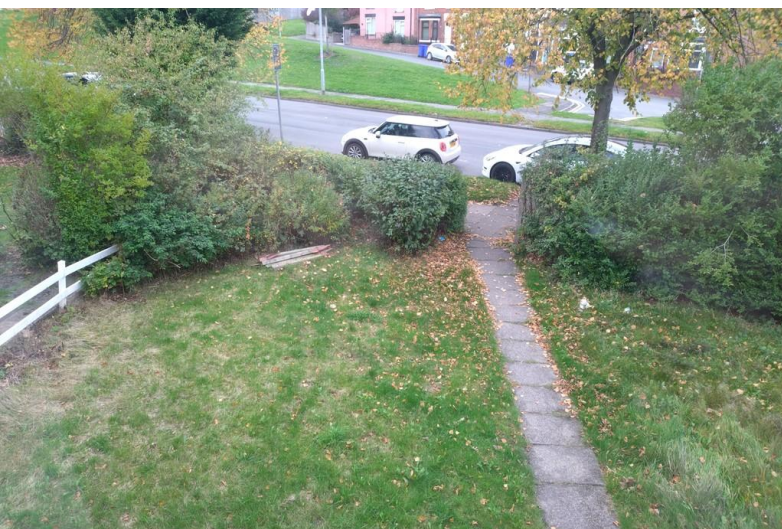




Biddulph Road
, ST6 6TP

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- HALL, LOUNGE, KITCHEN, UTILITY
- THREE BEDROOMS, BATHROOM
- GARDENS TO THE FRONT & REAR
- UPVC D/G, GCH
- EASY ACCESS TO THE A500
- IDEAL FIRST TIME BUY/INVESTMENT

£130,000





Property Description

INTRO

Offering an ideal opportunity for a first time buyer/and or an investor to acquire a semi detached house comprising hall, lounge, kitchen, utility room, ground floor W.C, three bedrooms and a family bathroom. Externally a lawn front garden, rear garden area. UPVC double glazing & gas central heating. The property is located within a popular location with lots of facilities close excellent road links to the A500/A527 leading to Stoke on Trent Towns etc as well as Biddulph, Congleton. (draft details subject to approval)

ENTRANCE PORCH

With UPVC sliding door and glazed panels. Door to;

ENTRANCE HALL

Tiled floor, stair case to the first floor, internal door to the utility area.

LOUNGE

14' 6" x 12' 11" (4.42m x 3.94m)

A bay window to the front, radiator. Door to the kitchen.





KITCHEN/DINER

12' 11" x 11' 1" (3.94m x 3.38m)

A fitted kitchen with base units, inset sink, built in oven and hob. Three windows, radiator.

UTILITY AREA

8' 9" x 6' 3" (2.67m x 1.91m)

With an external rear access door. Understairs store area.

CLOAKS/W.C

Low level W.C



FIRST FLOOR LANDING

With store cupboard off. Access to the loft.

BEDROOM ONE

13' 5" x 11' 3" (4.09m x 3.43m)

Window to the front, radiator.

BEDROOM TWO

13' 5" x 11' 5" (4.09m x 3.48m)

Window to the rear, radiator.

BEDROOM THREE

9' 8" x 7' 8" (2.95m x 2.34m)

Window to rear, radiator.



BATHROOM

Comprising a low level W.C wash hand basin, shower cubicle with Triton electric shower, towel radiator.

Window to the rear.

EXTERNALLY

A lawn front garden, pathway to the front and Biddulph Road, a bus stop close by.

REAR GARDEN

A rear garden area with further potential.

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 be 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 .

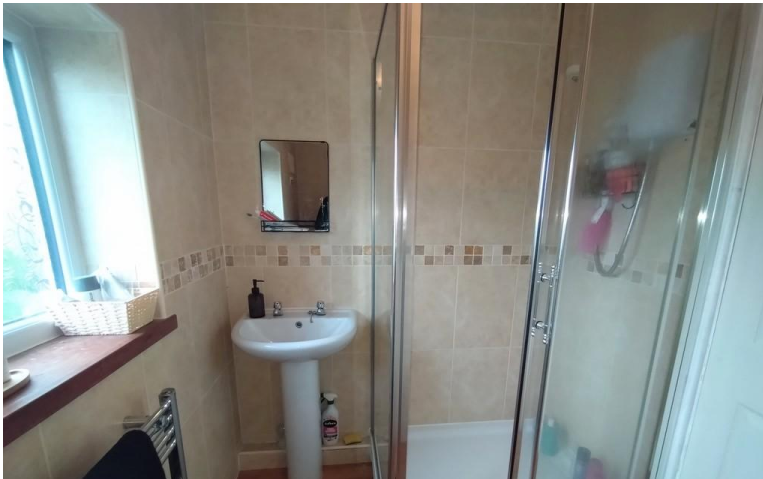
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:





43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

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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