



## 120 Well Street

Biddulph, ST8 6EZ

**Price £140,000**



Here at Carters we are delighted to welcome to the market this well loved end terraced property. This would be an ideal purchase for any first time buyer and those investors wishing to extend their property portfolio.

**\*\*Available to purchase with no onward chain!\*\***

Tucked away within the heart of Biddulph Town Centre there are excellent schools, shops, eateries and the leisure centre just around the corner, as well as picturesque walks to enjoy, with the likes of Biddulph Valley Way and Biddulph Grange Country Park also on your doorstep. Stepping into the property it offers a lounge and kitchen to the ground floor with two double bedrooms and a bathroom to the first floor. Whilst the current owners have maintained the property over the years it would be an ideal project to put your own stamp on things. Externally the rear is over three levels comprising of a paved and gravel patio area and a landscaped area with mature seasonal plants and shrubs.

We anticipate this property not being on the market long so please call our team to book an early viewing on 01782 470391.

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## Entrance Hall

UPVC double glazed entrance door to the front elevation.  
Radiator. Stairs to the first floor.

## Lounge

13'11 x 11'4 (4.24m x 3.45m)

UPVC double glazed window to the front elevation.  
Coal effect gas fire with a granite hearth and timber mantle. Coving to the ceiling. Radiator. Television point.

## Kitchen

14'4 x 7'6 (4.37m x 2.29m)

UPVC double glazed window to the rear elevation.  
UPVC double glazed entrance door to the side elevation.  
Fitted drawer, wall and base units. Granite effect work surfaces incorporating a stainless steel sink with a single drainer and mixer tap. Free standing electric cooker. Space for a fridge and freezer. Plumbing for a washing machine. Under stairs storage cupboard. Radiator. Wood effect vinyl flooring.

## First Floor Landing

UPVC double glazed window to the side elevation.  
Loft access.

## Bedroom One

14'3 x 8'10 (4.34m x 2.69m)

UPVC double glazed window to the front elevation.  
Radiator. Over stairs storage cupboard.

## Bedroom Two

12'7 x 8'5 (3.84m x 2.57m)

UPVC double glazed window to the rear elevation.  
Radiator.

## Bathroom

UPVC double glazed window to the side elevation.  
Fitted suite comprising of a panelled bath. Wall mounted wash hand basin. High level W/C. Partially tiled walls. Radiator.

## Exterior

The rear is enclosed and over three tiers, with a gravel patio area at the top with steps down to a landscaped area with seasonal shrubs and flowers, and a further paved patio area.

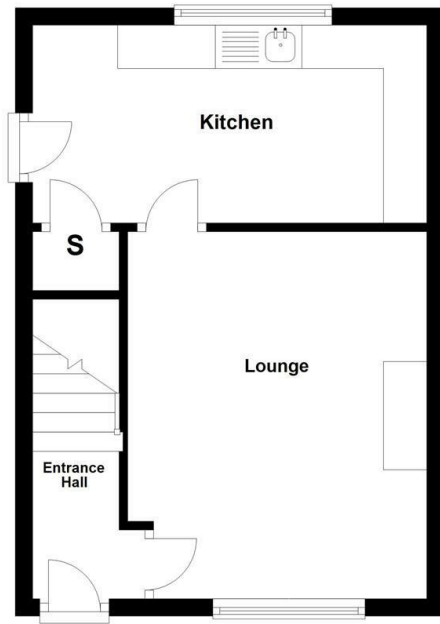
## Additional Information

We are led to believe the property is freehold and Council tax band A.  
A red ash report is available to view on request.

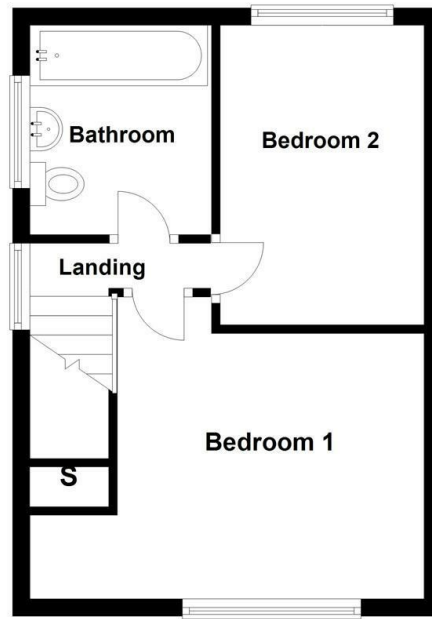
## Services

The main services of gas, electric, water and drainage are all connected to the mains.  
Please note: services and appliances have not been tested by the agent.

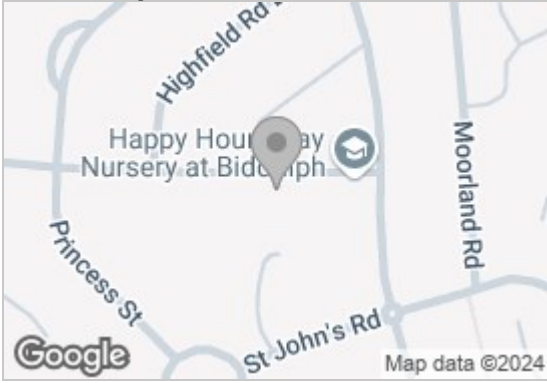
**Ground Floor**



**First Floor**



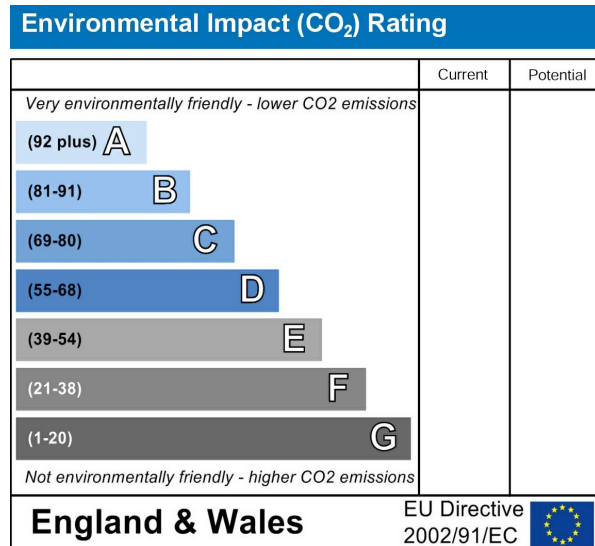
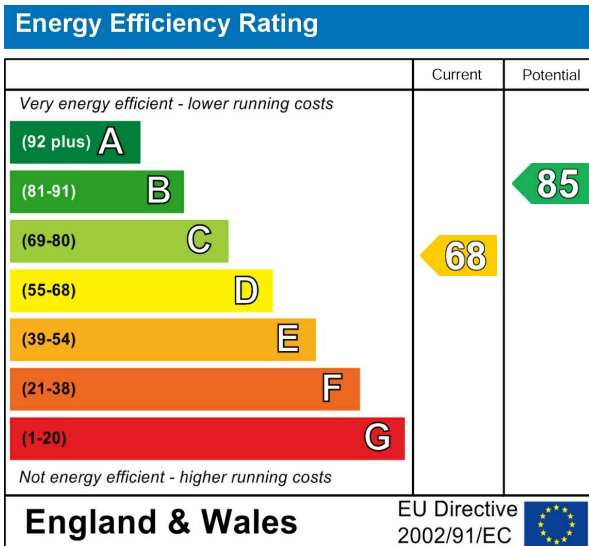
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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