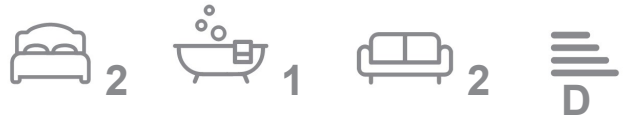




## 70 Mow Lane

Gillow Heath, ST8 6QD

**Price £155,000**



Here at Carters we are pleased to welcome to the market this lovely two bedroom, mid-terraced family home located in the highly sought after area of Gillow Heath.

This fantastic terraced property is available to purchase with no onward chain and is a perfect purchase for first time buyers, young families and downsizers alike. Situated on the outskirts of Biddulph town, there are plenty of excellent local amenities to enjoy, including the likes of Halls Road Playing Fields, Biddulph Valley Leisure Centre, Woodhouse Middle School and Biddulph Valley Way. Taking a short stroll, there are even more amenities to enjoy, such as Biddulph Grange Country Park, supermarkets, pubs and parks. To the front elevation there is a spacious yet cosy living room boasting a feature log burning fire place for all to enjoy, providing a warm and welcoming entrance into the property. Following through the property is the kitchen which is of a good size and enjoys a range of wall, drawer and base units which provide ample work space, with the stairs to the first-floor leading off. To the rear elevation there is a rear porch area and a modern family bathroom suite. Heading up the stairs to the first floor there are two double bedrooms to be enjoyed with the second bedroom benefitting from a storage cupboard and views over open countryside to wake up to. Externally, to the front elevation there is a small frontage setting the property back from the main road which provides extra privacy and security, whilst to the rear elevation there is a traditional and private courtyard, which is ideal for sitting out with a morning coffee.

We highly recommend arranging an early viewing to avoid any disappointment. Please call our friendly team on 01782 470391.



# 70 Mow Lane

Gillow Heath, ST8 6QD

## Price £155,000



### Living Room

13'00 x 11'08 (3.96m x 3.56m)

UPVC double glazed entrance door and window to the front elevation.

Feature log burning fireplace with a slate hearth, wooden mantle and brick surround. Coving. Radiator.

### Kitchen

13'07 x 9'08 (4.14m x 2.95m)

UPVC double glazed window to the rear elevation.

A range of wall, drawer and base units which incorporate work surfaces with an inset stainless steel sink with a mixer tap and drainer.

Space for a fridge/freezer and a freestanding cooker. Space and plumbing for a washing machine. Fully tiled walls. Tiled flooring.

### Rear Porch

UPVC double glazed entrance door to the side elevation.

Partially tiled walls. Tiled flooring.

### Family Bathroom

UPVC double glazed window to the rear elevation.

A modern three piece suite comprising of a P-shaped panel bath with a wall mounted shower head, a vanity hand wash basin unit, and a low level WC. Partially tiled walls and splashback. Tiled flooring. Chrome ladder heated towel rail.

### First Floor Landing

Loft access.

### Bedroom One

13'03 x 11'10 (4.04m x 3.61m)

UPVC double glazed window to the front elevation.

Two wall lights. Radiator.

### Bedroom Two

13'09 x 6'07 (4.19m x 2.01m)

UPVC double glazed window to the rear elevation.

Storage cupboard. Two radiators.

### Exterior

Externally, to the front elevation there is a small frontage for privacy and security setting the property back from the main road. To the rear elevation there is a traditional courtyard.

### Additional Information

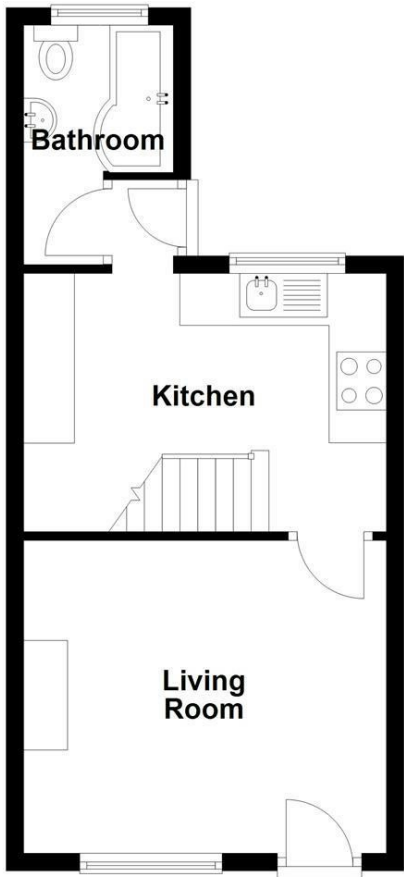
We are led to believe that the property is Freehold and Council Tax Band A.

### Services

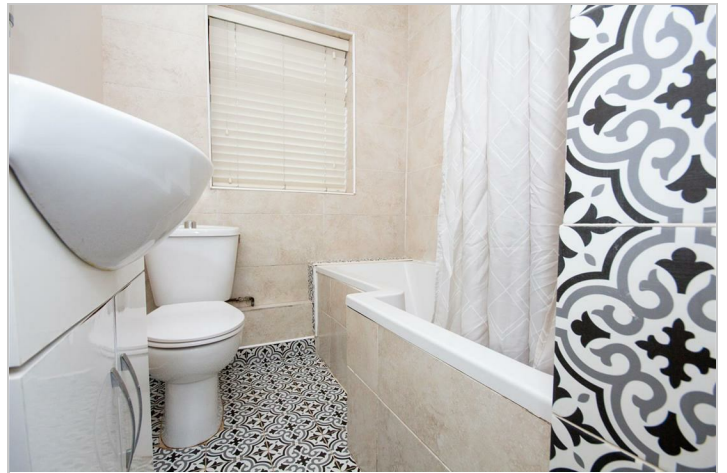
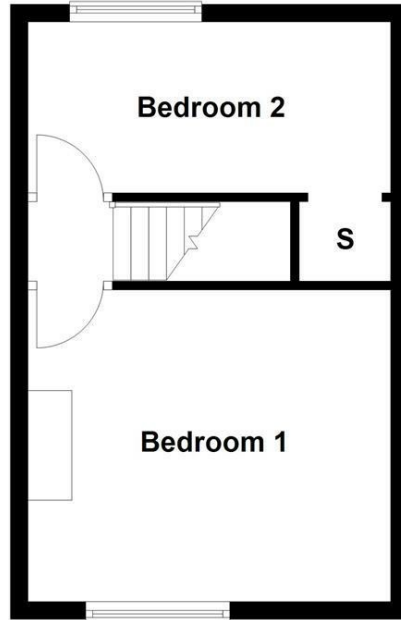
The main services of gas, electric, water and drainage are all connected to the mains. Broadband is Fibre.

Please note: services and appliances have not been tested by the agent.

### Ground Floor



### First Floor



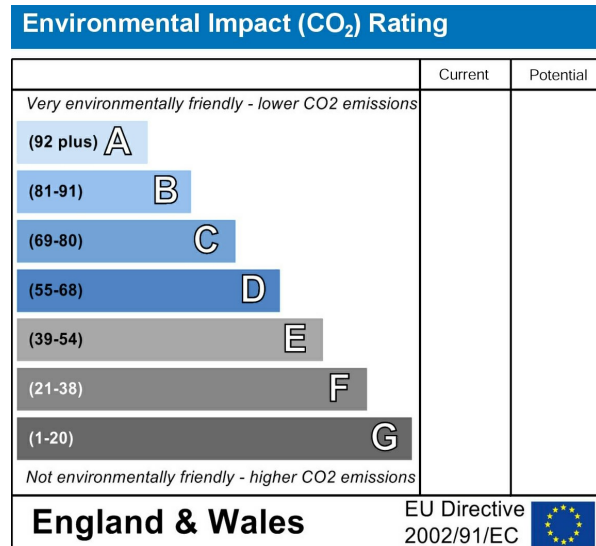
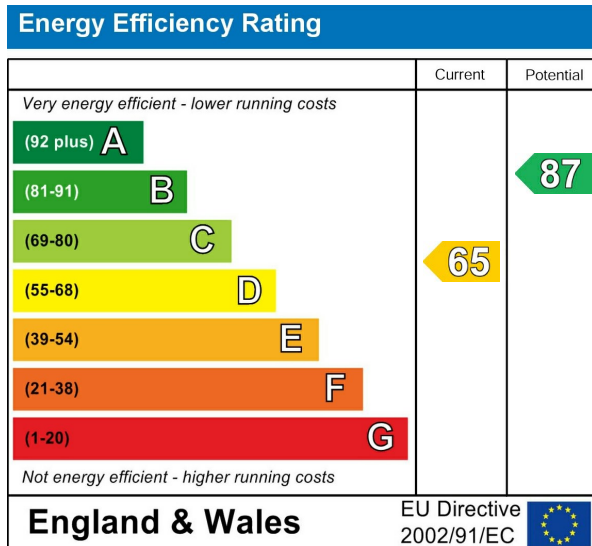
## Road Map



## 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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