



15 Devon Grove

Biddulph, ST8 6DF

Price £225,000



Here at Carters we are proud to welcome to the market this well presented and truly loved semi-detached bungalow, which is available to purchase with no onward chain.

This impressive property occupies a larger than average corner plot, which is deceptively extensive, allowing for possible future extensions (subject to planning permission). It boasts beautiful, landscaped wrap around gardens, which are south facing and low maintenance, keeping green-fingered enthusiasts busy all year through. Although the property itself is slightly dated, it is in extremely good condition throughout, allowing for any cosmetic refurbishment to be completed bit by bit over the next few years. On entering the property, you are welcomed into a bright porch to the side elevation which leads into the hallway, providing access to the entirety of the property. The living room is to the front elevation and is of a good size, benefitting from a traditional fireplace and a bow window making the room a cosy space for all to enjoy. The kitchen is also to the front elevation and is a good size, it offers plenty of work surface space as well as a good selection of wooden units, which provide space for appliances. This lovely property also boasts two bedrooms, both of which are doubles and sit to the rear of the property. The shower room enjoys a modern three-piece suite which has only been fitted in recent years, comprising of a wall mounted shower, a vanity hand wash basin unit and a recessed WC, as well as enjoying aqua panel walls and a resin floor. Positioned perfectly and just a short walking distance to Biddulph Town Centre, you will find the best of the town's amenities with an abundance of shops, eateries, doctors, library and supermarket. Taking a short drive away further afield and you can also enjoy picturesque walks at Biddulph Grange Country Park, and also activities at Biddulph Valley leisure centre.

Call the office today on 01782 470391 to arrange your viewing.

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Entrance Porch

UPVC double glazed windows and door to the side elevation.

Entrance Hall

UPVC double glazed entrance door to the side elevation.

Loft access. Radiator. Storage cupboard.

Kitchen

9'09 x 8'02 (2.97m x 2.49m)

UPVC double glazed window to the front elevation.

A good range of wall, drawer and base units which incorporate work surfaces with a stainless steel sink, mixer tap and drainer. A freestanding cooker with an electric four ring hob and an extractor hood. Space and plumbing for a washing machine. Radiator. Breakfast hatch. Tiled splashbacks. Tiled flooring.

Living Room

14'09 x 10'09 (maximum) (4.50m x 3.28m (maximum))

UPVC double glazed bow window to the front elevation.

Traditional gas fireplace with a timber mantle and a tiled hearth. Coving. Radiator.

Bedroom One

11'10 x 10'07 (3.61m x 3.23m)

UPVC double glazed window to the rear elevation.

Fitted wardrobes, overhead storage cupboards and a fitted dressing table. Radiator.

Bedroom Two

9'11 x 7'10 (3.02m x 2.39m)

UPVC double glazed window to the rear elevation.

Radiator.

Shower Room

UPVC double glazed window to the side elevation.

A modern three piece suite which comprises of a wall mounted shower, a vanity hand wash basin unit and a recessed WC. Aqua panelled walls. Heated chrome ladder towel rail. Resin flooring.

Garden

To the front there is a tarmac driveway which provides off-road parking for a couple of vehicles, it leads down the side of the property, towards the rear.

The rear garden is south facing and extensive. It is mainly laid to lawn with a gravel patio area ideal for potted plants, as well as a large paved patio area. Gated access.

Additional Information

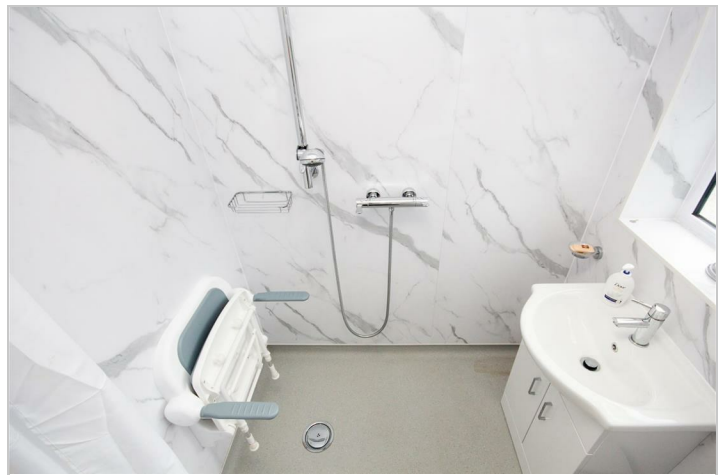
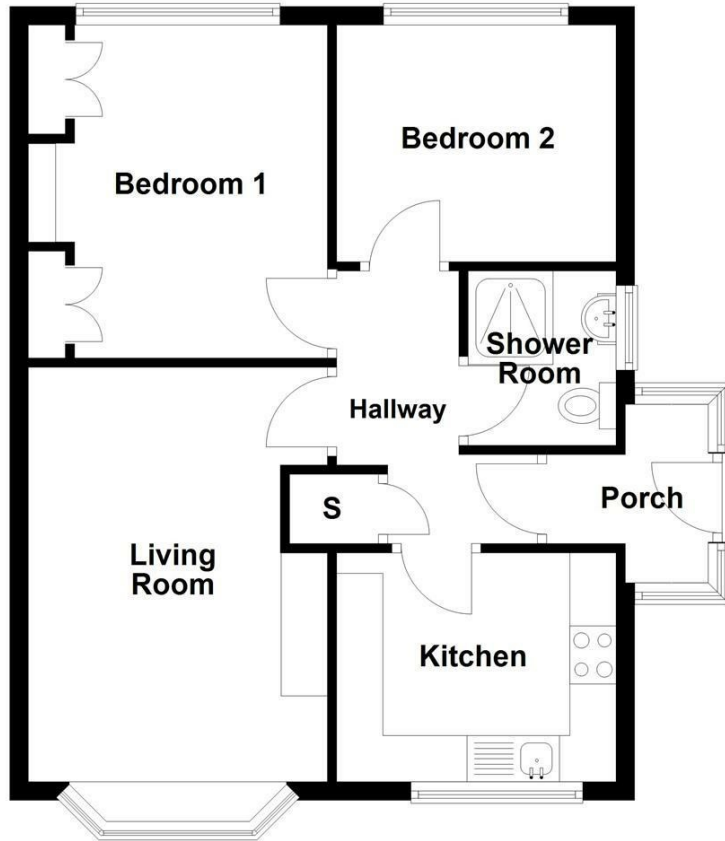
We are led to believe that the property is Freehold and Council Tax Band B.

Services

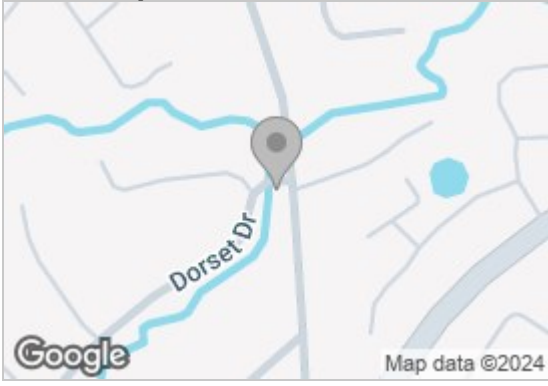
The main services of gas, electric, water and drainage are all connected to the mains.

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

Ground Floor



Road Map



Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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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