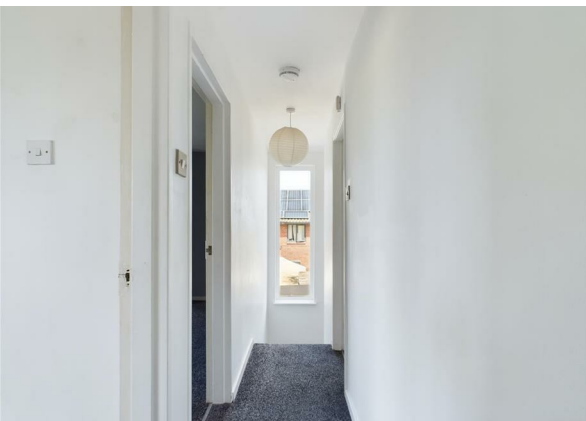
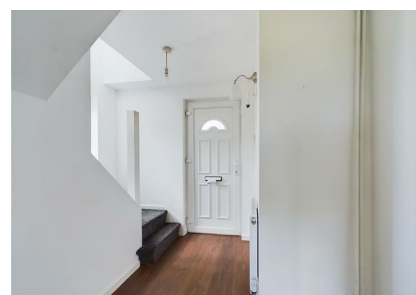


43 Woodland Street, Biddulph, ST8 6LP  
Offers in the region of £179,950



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Council Tax Band: A

Welcome to this modernised 3-bedroom semi-detached house located on Woodland Street in the delightful town of Biddulph. This property boasts a spacious 1,173 sq ft of living space, perfect for a growing family or those who love to entertain.

The property features three generously sized double bedrooms, offering plenty of space for a peaceful night's sleep. With a well-maintained bathroom, getting ready in the morning will be a breeze.

One of the standout features of this property is the garage and off-road parking, providing convenience and security for your vehicles. No more worrying about finding a parking spot after a long day at work! Additionally, the property offers a good-sized rear garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family.

Situated close to a school and just a short walk to the town centre, this home offers the perfect blend of tranquillity and convenience. Whether you're looking to settle down in a peaceful neighbourhood or want easy access to local amenities, this property ticks all the boxes.

Don't miss out on the opportunity to make this lovely house your home. Contact us today to arrange a viewing and take the first step towards owning your dream property in Biddulph.

## Ground Floor

### Entrance Hallway

4'2" x 8'7"

Door to front elevation, window to side elevation, center light point, wall light point, radiator, under stairs storage.

### Living Room

17'5" x 11'8"

Window to side elevation, sold fuel burner, centre light fitment, radiator.

### Kitchen

12'7" x 8'8"

Window to side elevation, range of base and level units incorporating hob, oven extractor and sink unit and drainer, centre light point, radiator.

### Hallway

3'1" 12'0"

Door to front elevation, centre light point.

### Utility Room

6'1" x 8'5"

Door and window to rear elevation, centre light point, radiator.

## First Floor

### Landing

9'9" x 2'7"

Window to side elevation, centre light point.

## Bedroom One

11'9" x 11'8"

Window to rear elevation, centre light point, radiator.

## Bedroom Two

11'8" x 11'7"

Window to rear elevation, centre light point, radiator.

## Bedroom Three

9'6" x 8'8"

Window to front elevation, centre light point, radiator.

## Bathroom

10'11" x 5'9"

Windows x2 to front elevation, suite comprising; low level w.c, pedestal wash hand basin, paneled bath, with mixer shower, centre light point, radiator.

## Front Gardens

Lawned garden with planted borders and driveway providing off road parking and access to single garage.

## Rear Garden

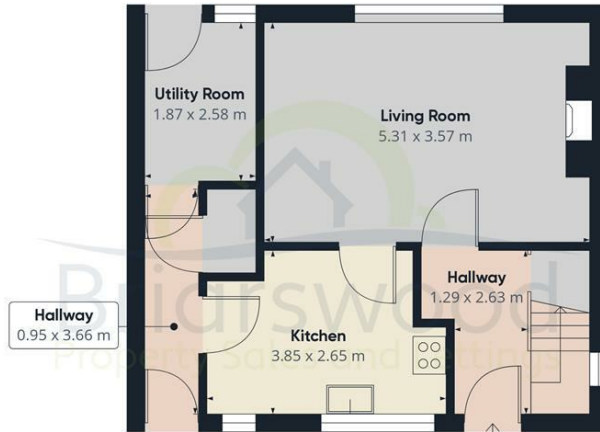
Lawned gardens to rear.







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Floor 0



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	