



## 59 Swallow Walk, Biddulph, Stoke-On-Trent, Staffordshire, ST8 6TY

Asking Price £151,000

- Motivated Seller
- Modern Exterior With Accent Anthracite Grey Doors
- New Flooring And Refreshed Decor
- No Upward Chain
- Turn Key Opportunity Newly Refurbished And Upgraded Two Bedroom Home
- Newly Refurbished Kitchen With Integra Appliances
- Low Maintenance Attractive Rear Garden
- Off Road Parking And Enclosed Rear Garden
- Spacious Lounge Diner With Patio Doors
- Close To Local Amenities, Schools, And Open Greenery



# 59 Swallow Walk, Stoke-On-Trent ST8 6TY

**\*\* MOTIVATED SELLER \*\* AMAZING OPPORTUNITY TO PURCHASE A VERSATILE PROPERTY THAT WILL APPEAL TO BUY TO LET INVESTORS AND FIRST TIME BUYERS\*\*\*\*** This newly refurbished and upgraded two bedroom home offers on trend styling and a turn key opportunity for those looking to purchase a ready to move into property with the benefit of off-road parking and an enclosed rear garden.

The frontage has been upgraded to create a modern exterior with accent anthracite grey doors, which compliments the exterior.

There is an entrance hall, newly refurbished kitchen with integra appliances, spacious lounge-diner with patio doors and understairs storage cupboard.



Council Tax Band: B



### **Entrance Porch**

Having a newly installed composite front entrance with obscured glazed central panel allowing access through to the hallway. - Size : -

### **Hallway**

Radiator and coat hanging rail - Size : -

### **Kitchen**

8'4" x 9'8"

Having a range of newly installed on trend wall mounted cupboard and base units with fitted work surface, incorporating a grey composite single drainer sink unit with mixed tap. A range of newly installed integral appliances including a tall fridge freezer, electric combination oven, and grill with separate ceramic hob with touch controls and glass splashback with chimney extractor fan. Hoover washing machine. - Size : - 8' 4" x 9' 8" (2.54m x 2.94m)

### **Lounge**

16'10" x 11'11"

Having an under-stairs store cupboard, wall light points, radiator, UPVC double glazed window and sliding patio door to the rear and garden. Stairs off to the first floor landing. - Size : - 16' 10" x 11' 11" (5.12m x 3.63m)

### **First Floor Landing**

Having access to loft space. - Size : -

### **Bedroom 1**

10'1" x 11'10"

Having UPVC double glazed window to the rear aspect, radiator, and built-in

store cupboard housing gas fired central heating boiler. Coving to ceiling. - Size : - 10' 1" x 11' 10" (3.07m x 3.60m)

### **Bedroom 2**

12'0" x 6'9"

Having UPVC double glazed window to the front aspect having far reaching views over Biddulph Moor on the horizon. Radiator. - Size : - 12' 0" x 6' 9" (3.65m x 2.06m)

### **Family Bathroom**

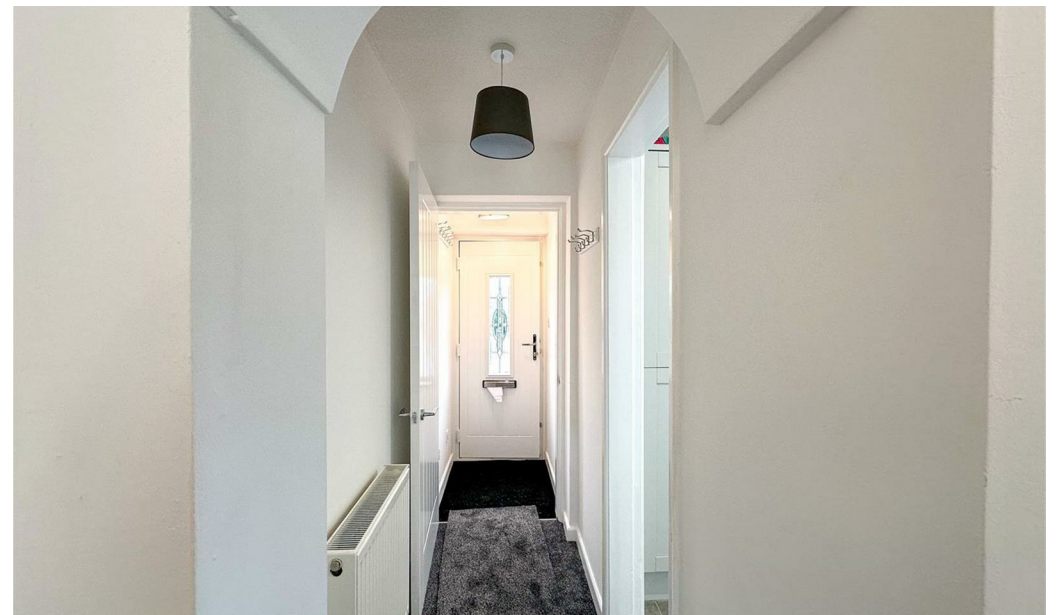
5'11" x 5'9"

Having a newly installed panelled bath with over bath electric shower and glazed fitted shower screen, vanity hand wash basin with mixer tap, WC, tiled floor, part tiled walls, extractor fan, and radiator. - Size : - 5' 11" x 5' 9" (1.81m x 1.76m)

### **Rear Garden**

Fully enclosed and newly landscaped having barked flowerbed with raised back garden area, timber sleeper steps, and adjoining newly laid paved patio. Fully enclosed by timber fencing and rear gated access. - Size : -

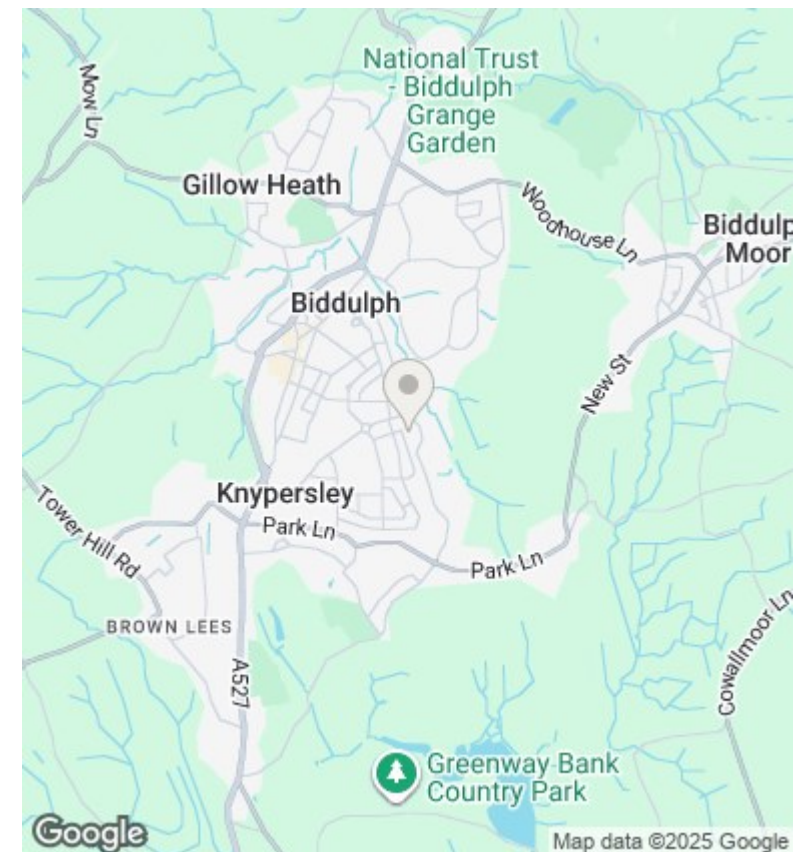
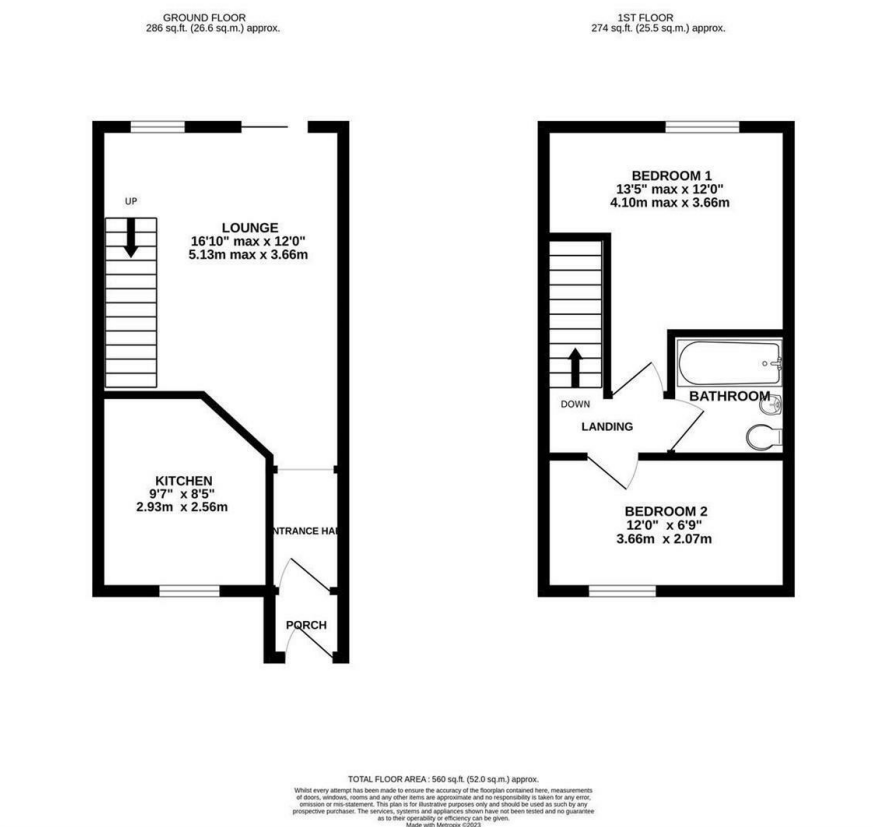












## Directions

## Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	