



25 Leek Lane, Biddulph Moor, Staffordshire, ST8 7NA

Asking Price £285,000

- Immaculate Presented Detached Bungalow
- Modern Shower Room
- Sought After Location Of Biddulph Moor
- Two Bedrooms
- Occupying a Substantial Plot
- No Upward Chain
- Modern Kitchen
- Attractive Detached UPVC Summer House

25 Leek Lane, Biddulph Moor ST8 7NA



Council Tax Band: C



Entrance Porch

Having a UPVC entrance door with access into the entrance porch. Handy storage cupboard with Incorporating shelving. Access to the dining kitchen

Hallway

Having a UPVC front entrance door. Access to the bedrooms and reception rooms. Coving to ceiling. Access to loft. Double radiator.

Dining Kitchen

14'8" x 9'9"

Having a UPVC double glazed window to the rear aspect overlooking the gardens.

Comprising of range of high gloss wall cupboard and base units with work surfaces over incorporating a sink and drainer with chrome mixer tap over space for fridge freezer, space and plumbing for washing machine and dishwasher. Oven, induction hob with extractor hood over. Tiled splashbacks, wood effect, vinyl flooring. Recessed spotlights. Double radiator.

Sliding doors with access to the

Lounge

13'9" x 11'10"

Having a UPVC double glazed bay window to the front aspect and a UPVC double glazed window to the side aspect. Feature fireplace with a marble effect surround and hearth featuring an electric coal effect fire. Coving to ceiling. Two double radiators.

Bedroom One

11'10" x 9'10"

Having a UPVC double glazed window to the front aspect overlooking the front gardens.

Comprising of a range of fitted wardrobes and drawers. Coving to ceiling. Double radiator.

Bedroom Two/ Dining Room

11'3" x 9'10"

Having a UPVC double glazed window to the rear aspect overlooking the gardens. Coving to ceiling. Double radiator

Shower Room

7'3" x 6'3"

Having a UPVC double glazed obscure window to the side aspect.

Comprising of a three-piece suite featuring a double width glass enclosed shower cubicle with power shower over. Countertop wash handbasin sat on a vanity unit with storage underneath, WC with push flush. Double radiator. Recessed spotlights. Partially tiled walls. Wood effect vinyl flooring.

Garage

16'2" x 8'3"

Having a UPVC double glazed window to the side aspect. Electric up and over door.

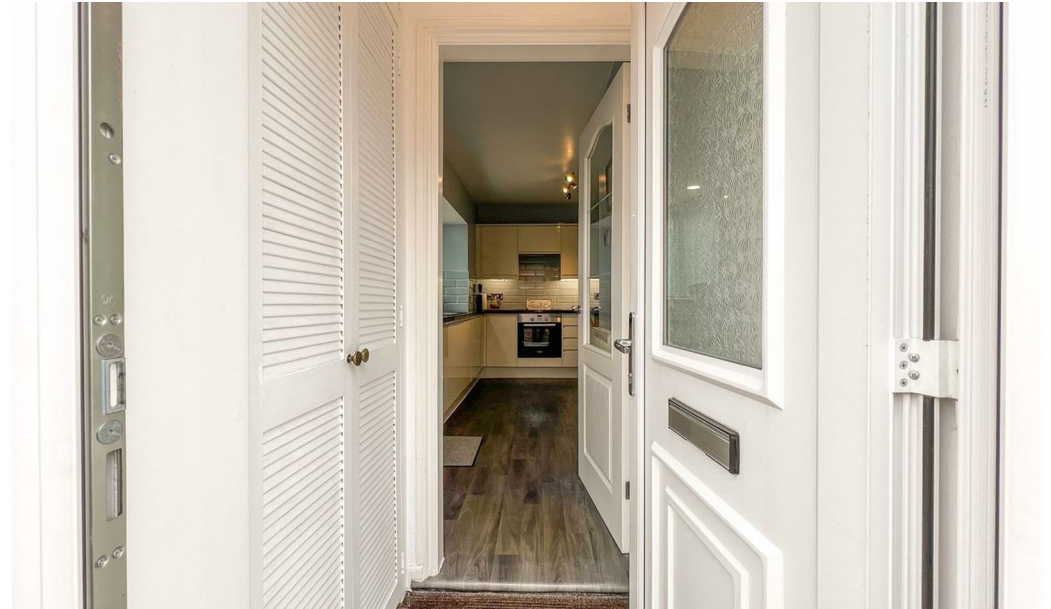
Externally

Having UPVC double glazed windows in the summer house. Vinyl flooring and

a polycarbonate roof.

To the rear there are lawned gardens and patio area.

Good size frontage with lawned garden and spacious driveway for multiple vehicles.





Directions

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		38
(1-20) G	16	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		