



8 Sawyer Drive, Biddulph, Stoke-On-Trent, Staffordshire, ST8 6SU

Asking Price £230,000

- Reduced By £10,000
- Open Plan Lounge/Dining Room And Adjoining Conservatory
- Gas Central Heating And UPVC Double Glazing.
- Close Proximity To Biddulph Town As Well As Local Schools.
- Detached Family Home Set Within A Sort After Location Of Haydon Park
- Potential To Create An Open Plan Dining Kitchen
- Set Within A Sort After location of Haydon Park
- Three Bedroom Accommodation
- Enclosed Rear Garden And Attractive Front Garden
- Close To Open Greenery And Nearby Access To Biddulph Valley Walkway

8 Sawyer Drive, Stoke-On-Trent ST8 6SU

Price Reduced By Ten Thousand Pounds

A detached family home set within a sort after location of Haydon Park, close to open greenery and nearby access to Biddulph Valley walkway, as well as recreational fields of Hall Road with its tennis courts.

This keenly priced home offers three bedroom accommodation, open plan lounge and dining room with an adjoining rear conservatory. The accommodation has much potential to be reconfigured to create an open plan dining kitchen if desired.



Council Tax Band: C



Entrance Porch

Having a UPVC double glazed front entrance door with obscured glazed panel, shelving, door giving access through to open plan lounge diner. - Size : -

Open Plan Lounge/Diner

15'1" x 22'10"

4.59 m reducing to 2.39 m x 6.97 m (overall measurement)

Lounge having a UPVC double glazed window to the front aspect, coving to ceiling, oak effect laminate flooring. Feature electric fireplace with modern surround. Stairs off to the first floor landing.

Dining Area having coving to ceiling, continuous oak effect laminate flooring, radiator. UPVC double glazed patio doors with full length glazed panels opening into the rear conservatory.

- Size : - 15' 1" x 22' 10" (4.59m x 6.97m)

Kitchen

11'3" x 6'9"

Having a range of oak effect wall mounted cupboard & base units, with fitted worksurface over having a single drainer stainless steel sink unit, electric cooker point, plumbing for washing machine, space for fridge. Modern Worcester Bosch gas fired central heating boiler, UPVC double glazed window to the side aspect, UPVC double glazed side entrance door with half glazed panel giving access to the rear gardens.

- Size : - 11' 3" x 6' 9" (3.43m x 2.07m)

Conservatory

9'7" x 7'10"

UPVC construction having a polycarbonate roof with UPVC windows to the rear and sides.

- Size : - 9' 7" x 7' 10" (2.91m x 2.38m)

First Floor Landing

Having access to loft space. Cupboard having fitted shelving for linen storage. - Size : -

Bedroom 1

12'2" x 8'10"

Having a UPVC double glazed window to the front aspect and radiator.

- Size : - 12' 2" x 8' 10" (3.7m x 2.7m)

Bedroom 2

10'6" x 8'11"

3.19 m x 2.73 m reducing to 2.12 m.

Having a UPVC double glazed window to the rear aspect having partial views on the horizon, radiator.

- Size : - 10' 6" x 8' 11" (3.19m x 2.73m)

Shower Room

5'7" x 7'9"

Having a double width walk in shower cubicle with perspex shower screening and thermostatically controlled shower, wash hand basin sat in vanity storage

unit, WC, fully tiled walls, UPVC double glazed obscured window to the rear aspect, radiator .

- Size : - 5' 7" x 7' 9" (1.69m x 2.36m)

Bedroom 3

8'2" x 3'10"

Having a UPVC double glazed window to the front aspect, radiator. - Size : - 8' 2" x 3' 10" (2.48m x 1.18m)

Externally

Externally there are gardens to the front & rear aspect with side driveway providing off-road parking for vehicles in addition to the detached garage. Detached garage having metal up and over door, windows to side.

- Size : -





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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 