



1 Thomas Street, Biddulph, Stoke-On-Trent, ST8 6EE

£135,000

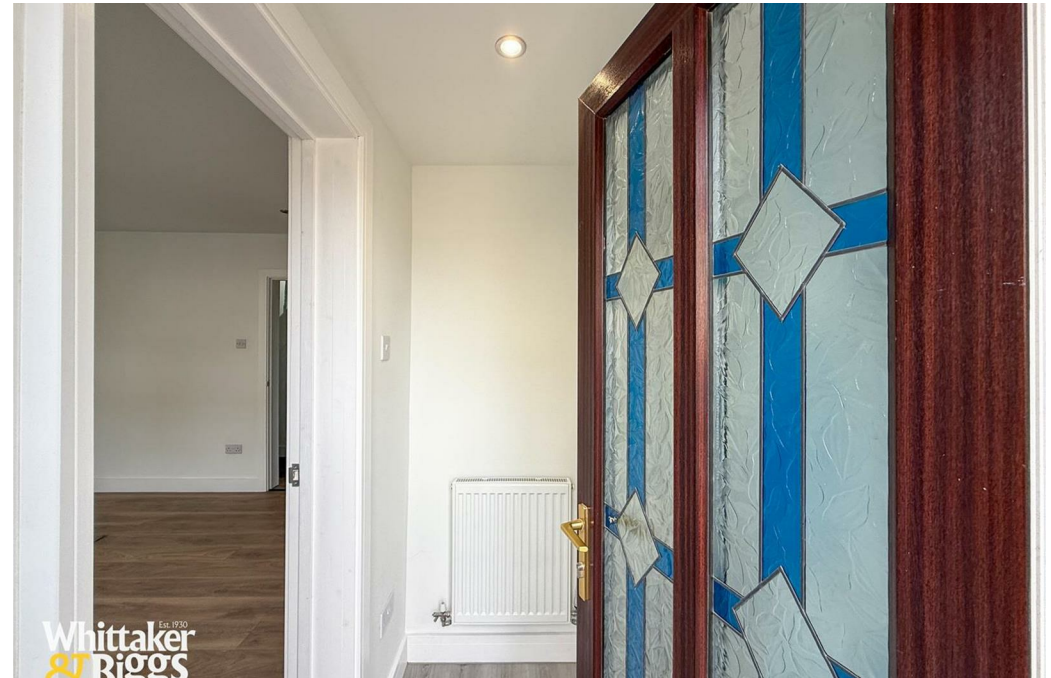
- Newly renovated throughout
- Spacious lounge & kitchen with integrated appliances
- Two good-sized bedrooms
- Stylish bathroom with bath & shower
- Enclosed rear garden with potential parking
- Convenient for Biddulph Town Centre
- No onward chain

I Thomas Street, Stoke-On-Trent ST8 6EE

A newly renovated and completely refurbished semi-detached cottage, tucked away from the roadside yet within easy reach of Biddulph Town Centre.



Council Tax Band: A



This charming home has been sympathetically modernised throughout, offering a perfect blend of character and contemporary style.

Upon entering, you are welcomed by an entrance hall leading to a newly refurbished ground floor cloakroom, complete with quality fitted bathroom furniture. The spacious lounge features stylish laminate flooring and feature chimney breast, which provides a comfortable family living space. An inner hallway with useful open understairs leads through to the brand new fitted kitchen, finished with modern units, complementary worktops and integrated appliances, ideal for those who enjoy entertaining or cooking at home.

To the first floor, the spacious landing gives access to two well proportioned bedrooms, the principal bedroom being a fantastic size with the benefit of a built-in wardrobe / store. Completing the accommodation is the beautifully refurbished family bathroom, fitted with both a panelled bath and a separate shower, perfect for modern living.

Externally, there is an enclosed rear garden, offering potential to create off-road parking if desired, whilst additional parking is conveniently available nearby.

This property is offered with no onward chain, making it an excellent opportunity for first time buyers or those seeking a low-maintenance, move-in-ready home in a convenient location.

Entrance Hall

Having a UPVC double glazed front entrance door with stained glass panel. Grey wood wash effect flooring, radiator. Recess LED lighting to ceiling.

Ground Floor Cloaks

Having a new refurbished vanity storage unit with marble effect countertop over, with incorporating sink having storage below and WC with concealed system. Matching cabinetry, marble effect Splashbacks & tiled walls, recessed LED lighting to ceiling, UPVC double glazed obscured window to the side aspect. Continuous wood effect laminate flooring.

Lounge

11'7" x 13'7"

Having feature inset to chimney breast, oak laminate flooring, radiator, UPVC double glazed window to the front aspect, LED reset lighting to ceiling.

Inner Hallway,

Having oak effect laminate flooring, radiator, recess LED lighting and mains fitted smoke alarm, stairs off to first floor landing. Open under stairs store

Kitchen

10'11" x 12'7"

Having a range of newly installed shaker style wall mounted cupboard and base units with wood effect worksurface over, incorporating a single drainer sink unit with mixer tap over. Newly installed range of appliances including electric combination oven and grill, with separate ceramic hob and Cook and Lewis stainless steel chimney style extractor fan over. Space for washing machine, UPVC double glazed window and rear entrance door. Recessed lighting, oak effect continuous laminate flooring, recess to chimney breast having storage below and built in work surface with housing for microwave or other appliances.

First Floor Landing

Having double glaze window to the rear aspect, recess LED lighting, expel extractor system to ceiling. Inner hallway having recess LED lighting, radiator. Built-in store cupboard housing gas fired central heating boiler.

Bedroom One

15'0" x 10'8"

Having a UPVC double glazed window to the front aspect, radiators, recessed LED lighting ceiling, TV point and electric power for wall mounted TV. Walk in storage cupboard / wardrobe with radiator and light.

Bedroom Two

8'1" x 8'11"

Having a double glaze window to the rear aspect, with views on the horizon towards Mow Cop and Congleton edge. Radiator, recess LED lighting to ceiling with access to loft space.

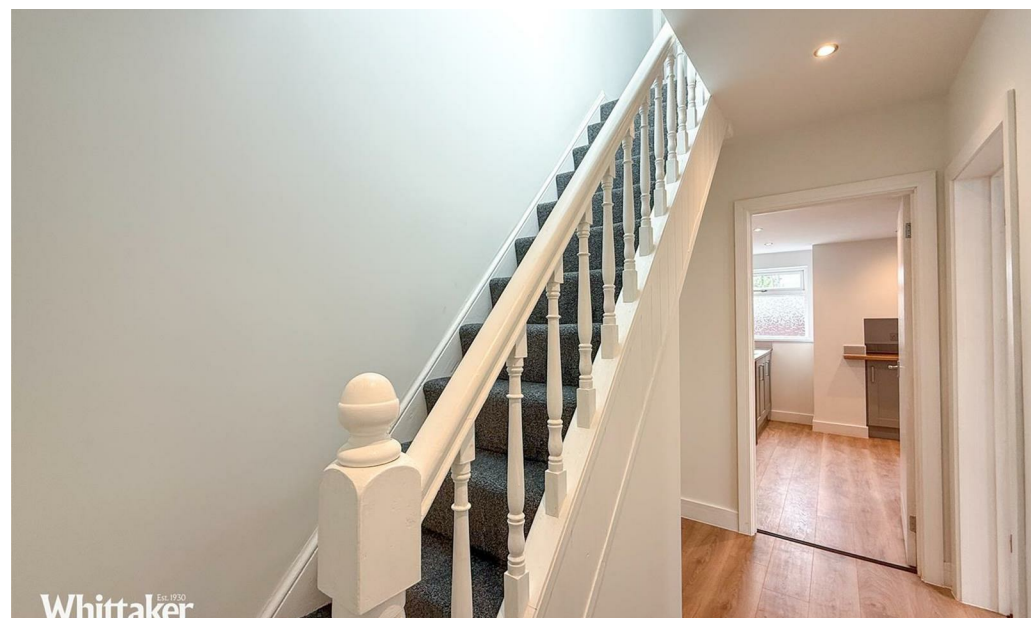
Family Bathroom

6'11" x 8'9"

Having a newly installed suite comprising of double ended panelled bath with deck mounted mixer tap, separate fully enclosed shower cubicle with dual shower having fixed rainfall showerhead and detachable shower, wash hand basin set in vanity storage unit with mixer tap over. Recess LED lighting to ceiling, UPVC double glazed obscured window to the rear aspect, chrome heated towel radiator. Grey wood wash effect laminate flooring, extractor fan to ceiling.

Externally,

The property has an enclosed rear garden with gated access. Low maintenance being fully paved.





Directions

Viewings

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

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 