



25 York Close, Gillow Heath, Stoke-On-Trent, Staffordshire, ST8 6SE

Asking Price £235,000

- Three-Bedroom Semi-Detached Home
- Sought-After Cul-De-Sac Position
- Elevated Views Towards Biddulph Moor
- Access To Biddulph Valley Walkway And Halls Road Recreational Grounds
- Spacious Lounge Through Dining Area
- Modern Fitted Kitchen With Open-Plan Potential
- Good-Sized Private Rear Garden, Not Overlooked
- Block-Paved Driveway And Detached Garage
- No Onward Chain

25 York Close, Stoke-On-Trent ST8 6SE

Three Bedroom Semi-Detached Home within a Sought After Cul-de-Sac location with scenic views.

Positioned on a peaceful cul-de-sac within the desirable area of Gillow Heath, this well-presented three bedroom semi-detached property enjoys an elevated position with stunning views from the front elevation over Biddulph Moor. The location perfectly balances tranquillity and convenience, offering direct access to the Biddulph Valley Walkway and being only a short distance from Halls Road recreational grounds, ideal for families and those who enjoy outdoor pursuits.



Council Tax Band: C



Internally, the accommodation is both comfortable and versatile, with scope for reconfiguration to suit individual taste. The ground floor features a spacious through lounge and dining room which has views from the front over Biddulph Moor and french doors to the rear creating a perfect space for entertaining. The modern fitted kitchen sits to the rear, offering a pleasant outlook over the garden and potential to create an open-plan kitchen diner.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefitting from beautiful elevated views, along with a family bathroom fitted in a neutral suite.

Externally, the property continues to impress with a private, good-sized rear garden the property itself is not overlooked to the front or rear. The block-paved driveway offers ample off-road parking and leads to a detached garage for additional storage or workshop use.

Offered to the market with no onward chain, this property presents a superb opportunity for buyers seeking a well-located home with both charm and potential, in one of Gillow Heath's most sought-after residential areas.

Entrance Hall

Having a UPVC double glazed door with central decorative panel and full length glazed side panels., oak effect laminate flooring, stairs off to first floor landing. Radiator. Coving to ceiling.

Kitchen

10'10" x 11'1" maximum

Having a range of white gloss wall mounted cupboard and base units with fitted

concrete style worksurface over incorporating a front grey composite sink unit with mixer tap over. Integral quality Bosch combination oven and grill, gas hob, chimney style extractor fan with glass splashback. Plumbing for washing machine and dishwasher, space for fridge freezer. Radiator, tiled effect laminate flooring, UPVC double glazed window and rear entrance door. Under-stairs store cupboard, recessed LED lighting.

Open Plan Lounge Diner

Lounge

12'10" x 11'4" overall measurement 21'9"

Having a UPVC double glazed bow window to the front aspect having far reaching views over Biddulph Moor. Radiator, oak effect laminate flooring continuing through into to the dining room. Coving to ceiling, wall mounted electric remote controlled fire.

Dining Area

10'6" x 7'8"

Having UPVC french doors with full length glazed panel and matching side panel opening out through the rear garden. Coving to ceiling, continuous oak effect laminate flooring, radiator.

First Floor Landing

Having UPVC double glazed obscured window to the side aspect, coving to ceiling, access to loft space. Airing cupboard housing hot water cylinder with linen storage over.

Bedroom One

11'4" x 10'6" plus doorway

Having fitted quality wardrobes with incorporating central dressing table, drawers

and overhead storage. Matching bedside cabinets. UPVC double glazed window to the front aspect with fantastic views over Biddulph Moor. Radiator.

Bedroom Two

12'7" into doorway x 10'5" into wardrobe

Having fitted wardrobes with sliding doors having hanging and shelving rails.

UPVC double glazed window to the rear aspect overlooking the garden. Radiator.

Bedroom Three

8'2" x 7'3"

Having a UPVC double glazed window to the front aspect with views over Biddulph more. Radiator.

Family Bathroom

8'0" x 5'4"

Having a white suite by Roca including a low-level WC, winged wash hand basin, panelled bath with chrome fitment and push button controlled thermostatic shower over. Fully tiled walls, vinyl flooring, UPVC double glazed obscured windows to the rear and side aspect. Chrome heated towel radiator, recessed LED lighting to ceiling.

Externally

The property is approached from the roadside via a block paved driveway providing ample off-road parking with double gated side access through to the detached garage. Rear garden fully enclosed enjoying a good degree of privacy. The garden has an adjoining paved patio with steps up to a good size lawned garden.





Directions

34 High Street, Biddulph, Staffordshire, ST8 6AP
01782 522117

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 

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