



58 Pennine Way, Biddulph, ST8 7HF

Offers In The Region Of £239,950

- Two Bedroom Link-Detached Corner Plot
- Spacious Lounge With Feature Fireplace
- Family Bathroom With Four-Piece Suite
- Close Proximity To Local Amenities Of Biddulph
- Separate Office/ Study
- Front Aspect Offering Impressive Views On The Horizon
- Gardens To The Front And Low Maintenance Patio To The Rear
- Utility Room
- Master Bedroom Having Built-In Wardrobes
- Ample off-Road Parking

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****UNEXPECTEDLY BACK ON THE MARKET**** Conveniently located and within close proximity of local amenities of Biddulph town centre with its range of shops, bars and leisure facilities to suit your requirements, whilst commanding a good size plot and more importantly offering those breathtaking views of Mow Cop Folly and Biddulph Moor on the horizon, we are pleased to present to the market this two-bedroom link detached home.



Council Tax Band: C



Offering sizable accommodation throughout you are welcomed into a good size reception hall which would have once been the integral garage, this has now been remodelled to create a multipurpose room to suit your requirements. There is a separate office/ study and handy utility room with space for washing appliances.

The breakfast kitchen benefits from high gloss units and is equipped with integral appliances for your convenience along with a practical breakfast bar.

A spacious lounge continues, housing a feature fireplace for those cooler nights, whilst the frontal aspect of the home offers those impressive views on the horizon. The master bedroom has built-in wardrobes, with the second bedroom benefiting from French doors leading out to the rear garden and patio, both bedrooms command views of the rear garden.

The family bathroom is complimented with a four-piece suite, featuring a panelled bath and shower over.

Externally, the property is positioned on a larger than average size plot with good size gardens to the front and a low maintenance patio area at the rear, offering a good degree of privacy.

The property has ample off -road private parking for multiple vehicles in addition to a caravan / motorhome if desired.

We feel a viewing is extremely favourable to fully appreciate the location and spaciousness this property has to offer.

Reception Hallway

Having tiled flooring, with wood effect flooring through to the study area and utility room. Double radiator.

Having a UPVC double glazed window to the front and to the side aspect with

UPVC doors to the front and side with access to the driveway and front of the property

Kitchen

10'0" x 8'0"

Having a UPVC double glazed window to the front aspect and a feature UPVC double glazed window to the side. Comprising of range of white gloss wall cupboard and base units with work surfaces over incorporating a sink and drainer with chrome mixer taps over, gas hob with extractor hood over, double oven, integrated dishwasher, integrated fridge. Tiled floors tiled splashback. Recessed downlights.

Utility Area

12'0" x 6'11"

Having space and plumbing for washing machine and tumble dryer power and electric ,extractor fan. Tiled flooring.

Lounge

16'11" x 10'11"

Having a UPVC double glazed bow window to the front aspect with views over the horizon. Feature fireplace housing a wood effect mantle and surround with tiled half featuring an electric coal effect fire. Double radiator. Wall light points. Coving to ceiling.

Inner Hallway

Tiled flooring with access to the kitchen and lounge. Double radiator. Coving to ceiling.

Study Area

12'0" x 8'0"

Having a UPVC double glazed window to the side aspect and a UPVC external door

with access to the patio and gardens. Wood effect laminate flooring. Double radiator, recessed downlight.

Bedroom One

10'11" x 10'0"

Having UPVC double glazed window to the rear aspect overlooking the garden. Fitted triple wardrobes in alcove. Radiator. Coving to ceiling. Ceiling fan.

Bedroom Two

8'11" x 8'0"

Having UPVC double glazed French doors with access onto the patio area and garden. Double radiator. Coving to ceiling.

Family Bathroom

Having a UPVC obscured window to the side aspect and rear. Comprising of a four piece suite featuring a panel bath with separate shower over, WC, pedestal wash hand basin, bidet. Partially Panelled and tiled walls. Tiled flooring. Recessed downlights. Extractor fan.

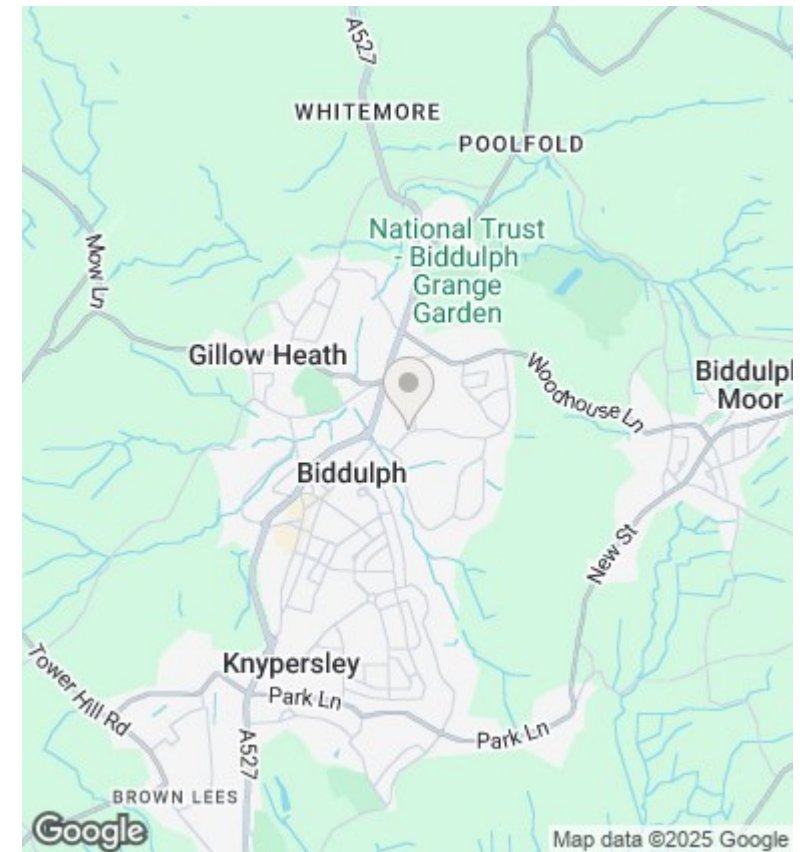
Externally

Externally

To the front of the property, there is a superb size private tarmac driveway providing parking for multiple vehicles including a motorhome/caravan if desired. Situated on a fantastic sized corner plot with good size gardens to the front with an array of mature shrubbery and plants. To the rear of the property there is a patio area which offers a good degree of privacy plus an additional patio area with gates to a storage area - power and outside tap.







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		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		