



165 John Street, Biddulph, ST8 6HP

£160,000

- Traditional Spacious Semi Detached Family Home
- Two Reception Rooms & A Garden Room
- Two Double Bedrooms
- Spacious Family Bathroom
- Good Sized Fully Enclosed Rear Garden Laid To Lawn
- No Upward Chain
- Modern Kitchen With Shaker Style Doors
- Drive Allowing Shared Access To Carport

165 John Street, Biddulph ST8 6HP

A traditional semi detached family home, ideally situated within close proximity of Biddulph town centre and amenities offering spacious accommodation throughout including a dining room, lounge giving access to a garden room having sliding patio doors leading onto the rear garden, in addition to a modern kitchen having shaker style doors.



Council Tax Band: B



Upon entering, you are welcomed into the dining room with a feature brick fireplace and a large UPVC double-glazed leaded window overlooking the front aspect. This room offers a warm and inviting space for family meals or entertaining guests.

The living room is equally impressive, featuring a wooden mantle with tiled hearth and surround, creating a cosy focal point. From here, glazed internal doors open into the garden room, a versatile space that enjoys an abundance of natural light from dual-aspect windows and sliding patio doors that provide direct access to the rear garden—perfect for relaxing or enjoying the view of the outdoors all year round.

The modern kitchen is fitted with stylish Shaker-style wall and base units, complemented by wooden work surfaces. It includes space for freestanding appliances, a stainless-steel sink with mixer tap, tiled walls and floors, and access to the rear garden through a UPVC door. The layout offers both functionality and charm, ideal for everyday living.

To the first floor, the property features two generously sized double bedrooms, both offering ample space for furnishings. The spacious family bathroom includes a three-piece suite comprising a WC, wash hand basin, and bath with overhead shower, finished with wall tiling and a double-glazed window providing natural light.

Externally a desirable feature to note is the shared driveway providing access to a covered carport providing off road parking. There is also a good sized fully enclosed rear garden, which is laid to lawn with a variety of flowering shrubs and plants to the borders.

This well-presented property offers generous accommodation throughout, making it an excellent choice for first-time buyers, growing families, or those seeking a

conveniently located home with character and charm.

Offered with no upward chain, a viewing is highly recommended to appreciate all that this property has to offer.

Dining Room

11'8" x 10'10"

Front door having obscured leaded glass panels, UPVC double glazed leaded window overlooking front aspect, feature brick fireplace surround, radiator.

Living Room

12'3" x 12'9"

Feature wooden mantle with tiled back and hearth to chimney breast, internal wooden doors with glass panels leading through to garden room, radiator.

Garden Room

11'2" x 7'11"

UPVC sliding patio doors, UPVC door to side with glass panel, UPVC dual aspect windows to right and left side.

Kitchen

21'3" x 7'0"

Shaker-style cupboards and base units with wooden work surface over, stainless steel sink with mixer tap over, UPVC double glazed window to rear aspect, UPVC door with obscured glass panel. space for freestanding oven and hob with extractor hood over, tiles to wall and floor.

First Floor Landing

10'6" x 7'2" including stairs

UPVC double glazed leaded window to front aspect, radiator.

Bathroom

7'1" x 6'5"

Having double glazed UPVC obscured window to rear aspect, three piece suite having WC, wash hand basin and bath with overhead shower, tiles to wall.

Bedroom One

11'2" x 12'9"

Having UPVC double glazed window to rear aspect, built-in wardrobes, radiator.

Bedroom Two

10'11" x 11'8"

Having UPVC double glazed window to front aspect.

Externally

Paved walkway to the front with established shrubs.

Laid to lawn at the rear with established shrubs, patio area, and car port of wooden construction.

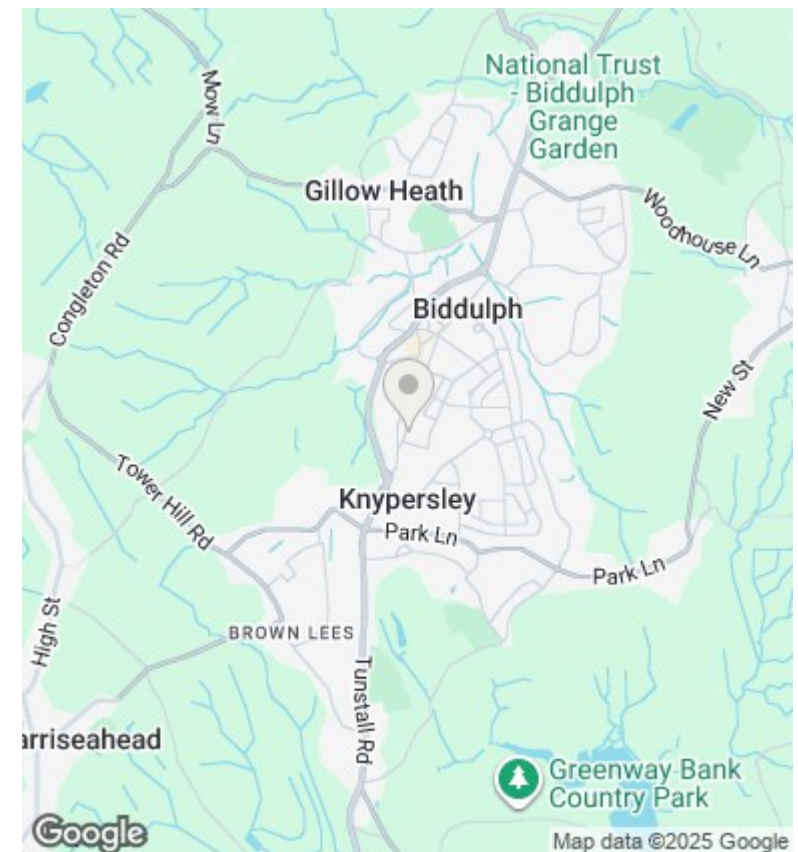






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		