



## 6 Havelock Grove, Biddulph, Stoke-On-Trent, ST8 7PQ

£180,000

- Two-Bedroom Semi-Detached Home
- Two Double Bedrooms
- Enclosed, Landscaped Rear Garden
- No Upward Chain
- Modern Breakfast Kitchen
- Modern Neutral Bathroom
- Ideal For First-Time Buyers & Downsizers
- Lounge With Feature Fireplace & Plenty Of Natural Light
- Extended Side Driveway
- Situated Close To Biddulph's Amenities



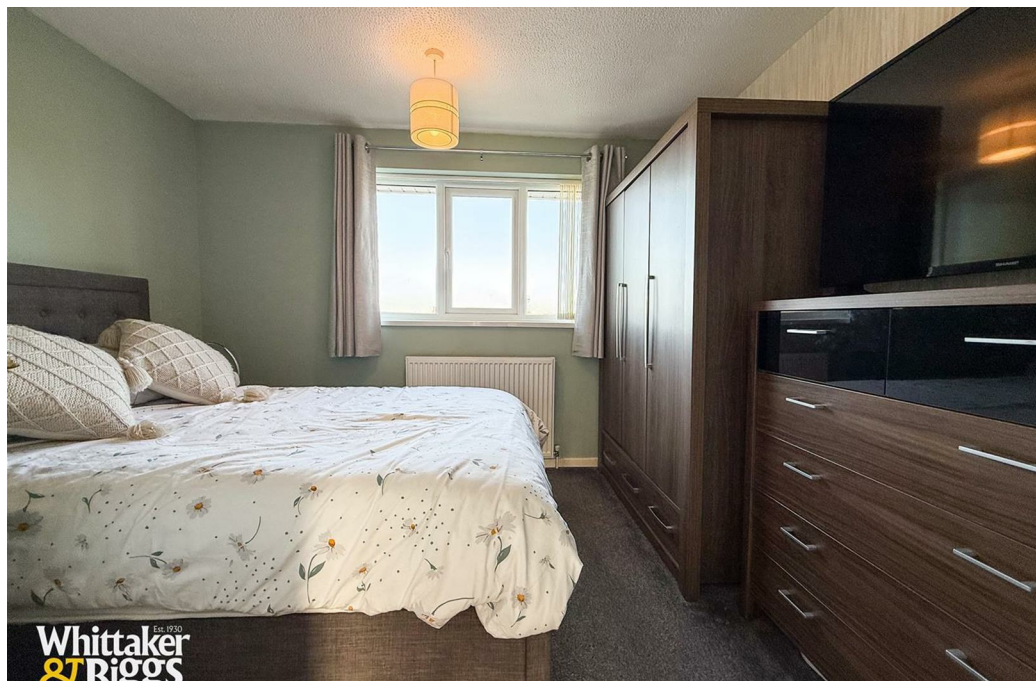
# 6 Havelock Grove, Stoke-On-Trent ST8 7PQ

## A Well-Positioned Two-Bedroom Home With Attractive Rear Garden

This well maintained two bedroom semi-detached property is ideally situated within easy reach of Biddulph Town Centre, the Medical Centre, and a wide range of local shops and everyday amenities. From the front aspect, the home benefits from partial views on the horizon towards Mow Cop, adding a pleasant outlook to its already strong kerb appeal.



Council Tax Band: B



The accommodation is thoughtfully arranged, beginning with a modern breakfast kitchen, complete with on trend fitted units, good worktop space and a useful breakfast bar. The comfortable lounge enjoys plenty of natural light, with a feature fireplace and open stairs that create a sense of space and flow.

To the first floor, there are two double bedrooms, both offering good proportions and versatility, along with a modern bathroom fitted with a clean, neutral suite.

Externally, the property provides a side driveway, with gates leading through to an extended side driveway, offering excellent parking provision. The fully enclosed, landscaped rear garden is a real asset, attractive, private, and enjoying sunshine from the morning through to late evening, making it ideal for relaxing or entertaining.

This home would suit first-time buyers, downsizers, or anyone looking for a conveniently located property close to Biddulph's key amenities, with comfortable living spaces both inside and out. Offered for sale with no upward chain.

### **Breakfast Kitchen**

11'8" x 10'7"

Having a range of white gloss, on trend wall mounted cupboard and base units, with fitted worksurface over in a grey oak effect finish having an inset one and a half bowl single drainer sink unit with mixer tap over. Incorporating breakfast bar with matching upstand, space for fridge and freezer, space for gas cooker

with glass splashback. Coving to ceiling, plumbing for washing machine, radiator, chevron effect flooring. Dual aspect UPVC double glaze doors to the front and side, UPVC double glaze rear window having views over the garden. Valiant gas fired central heating boiler.

### **Lounge**

15'6" x 10'8"

Having a UPVC double glazed curved window to the front aspect, with views on the horizon towards Mow Cop. Radiator, wood effect laminate flooring open under stair store, coving to ceiling.

Feature modern fireplace, having an oak effect surround with polished stone inset and matching hearth with coal effect gas fire.

### **First floor landing**

Having access to loft space. Storage cupboard with built-in shelving.

### **Bedroom One**

10'8" x 8'9"

Having a UPVC double glazed window to the front aspect with views on the horizon to Mow Cop and Bosley cloud. Radiator.

### **Bedroom Two**

10'7" x 7'7"

Having a UPVC double glazes window to the rear aspect overlooking in the gardens. Radiator.

### **Bathroom**

8'3" x 4'9"



Having a white suite comprising of panelled bath with mixer shower tap, pedestal wash hand basin and low-level WC. Fully tiled walls with contrasting border. Wood effect vinyl flooring, radiator, recess LED lighting to ceiling, double glaze obscured window to the side aspect.



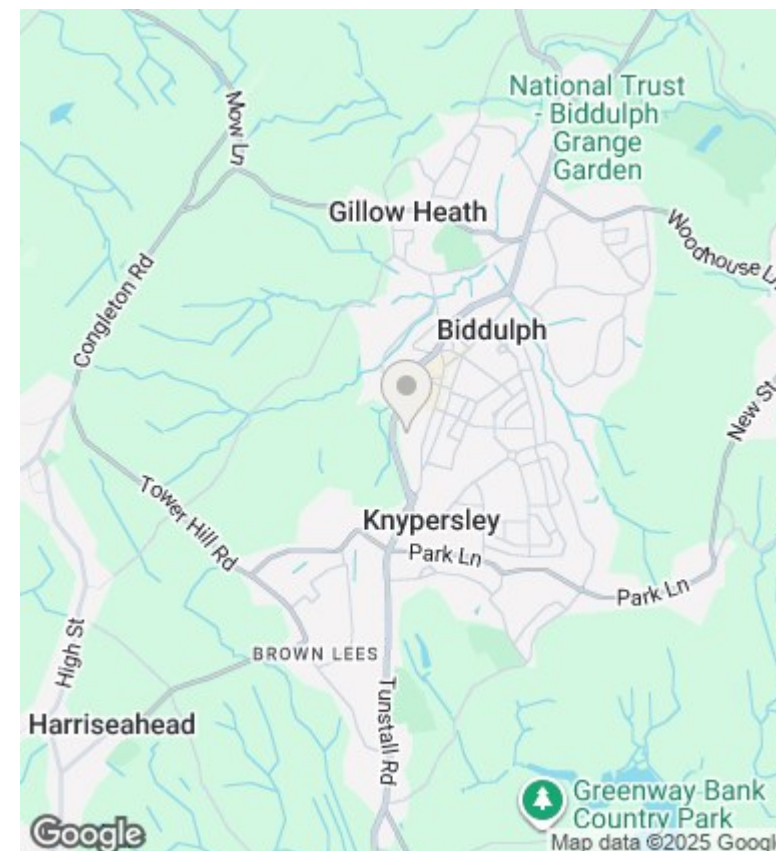
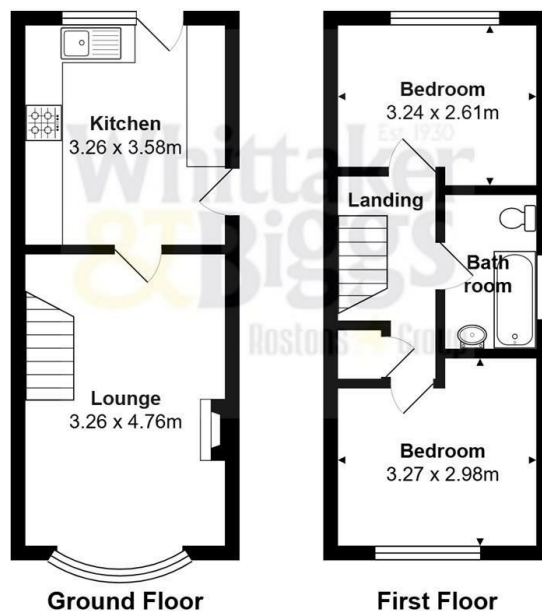






Total Area: 55.7 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		