



## 24 Portland Drive, Biddulph, Staffordshire, ST8 6RY

Asking Price £200,000

- Charming Two-Bed Semi
- Spacious Lounge With Feature Fireplace
- Driveway Providing Off-Road Parking
- Delightful Gardens Backing Onto Open Fields
- Versatile Conservatory
- No Upward Chain
- Solar Panels
- Detached Garage With Electric Door

## 24 Portland Drive, Biddulph ST8 6RY

**\*\*REDUCED BY £10,000\*\*** This charming two-bedroom semi-detached bungalow enjoys an enviable position on Portland Drive, with delightful gardens that back directly onto open fields, providing a delightful and uninterrupted outlook.



Council Tax Band: B



Practicality meets efficiency with the addition of solar panels, offering excellent economical benefits to the homeowner.

The accommodation includes an entrance porch & hall, spacious lounge with a feature fireplace & rear views, a fitted kitchen with pantry store, bathroom, and a versatile conservatory that makes the most of the rear aspect.

Externally, the bungalow benefits from a detached garage with an electric remote-controlled door, an adjoining carport, and ample driveway parking.

The rear garden is a particular highlight, with a lawn, mature borders, and a patio seating area – the perfect spot to enjoy the countryside views.

With no upward chain, this property offers great potential for a buyer to modernise and put their own stamp on it, making it a fantastic opportunity to acquire a bungalow in a sought-after location that perfectly blends convenience with countryside living.

### **Entrance Porch**

Having a UPVC double glazed side entrance door with half glazed panelling, tiled floor giving access through to the hallway.

### **Kitchen**

9'11" x 8'0"

Having a range of wall mounted cupboard and base unit with fitted worksurface over incorporating a single drainer sink unit. Space for fridge and

electric cooker with extractor fan over, radiator, built in pantry store. Airing cupboard housing hot water cylinder with linen storage over also housing solar panels controls.

Upvc double glazed window and rear entrance door giving access through to the conservatory.

### **Lounge**

14'6" x 15'1" reducing to 10'7"

Having a feature fireplace with ornate timber surround & marble effect inset and matching hearth with gas coal effect fire. Coving to ceiling, wall light points, radiator. UPVC double glazed window to the rear aspect overlooking the gardens and adjacent fields.

### **Bathroom**

5'11" x 5'5"

Having a white suite comprising of panelled bath with over bath shower and removable electric adjustable shower seat. Wall mounted wash hand basin, low-level WC. Tiled walls, UPVC double glazed obscured window to the side aspect, radiator, vinyl flooring.

### **Bedroom One**

12'2" x 10'7"

Having a UPVC double glazed window to the front aspect, radiator, coving to ceiling.

## Bedroom Two

10'0" x 8'2"

Having a UPVC double glazed window to the front aspect, radiator, coving to ceiling.

## Conservatory

7'6" x 9'0"

UPVC Construction with polycarbonate roof having a brick base. UPVC double glazed windows to the rear & side aspects overlooking the gardens and adjacent fields. Radiator, UPVC double glazed entrance door giving access into the rear gardens.

## Externally

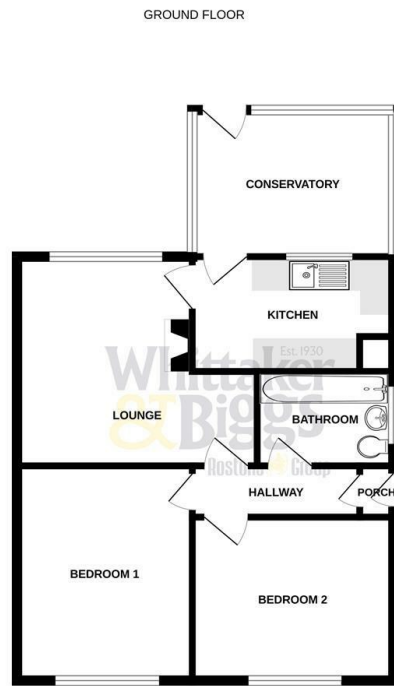
Externally

The property is approached from the roadside onto a side driveway providing off-road parking for several vehicles also leading to the detached garage which has an electric remote controlled door. Front garden is made to lawn with wall boundary and established borders. Fully enclosed rear garden with paved patio and adjoining lawned garden having feature border stocked with an assortment of seasonal plants.

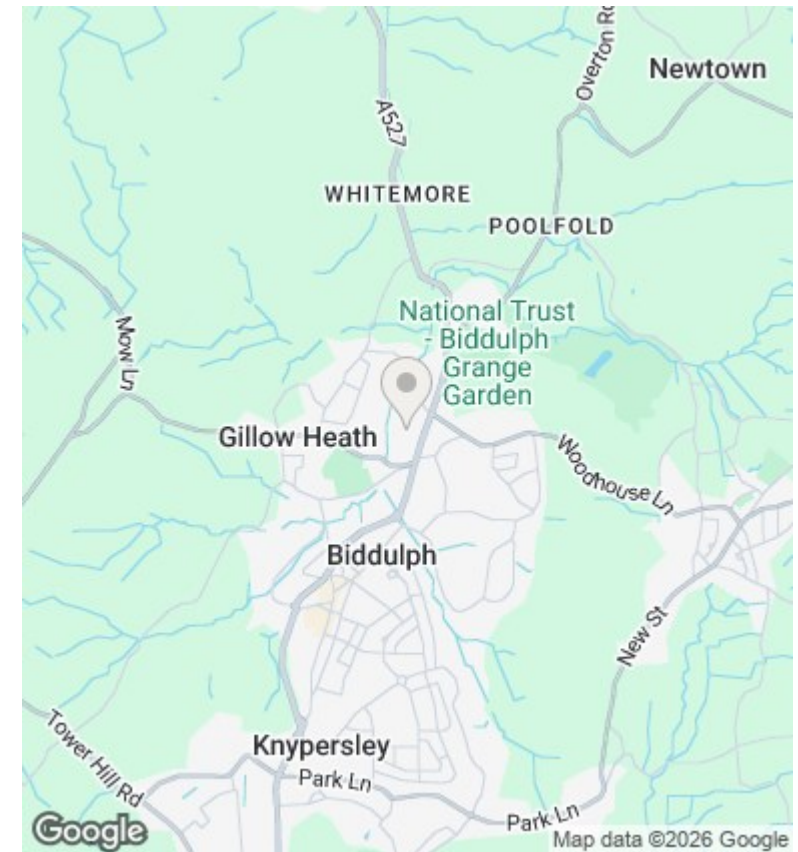
Enjoying a good degree of privacy adjoining open fields whilst also enjoying a delightful open aspect.







Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Neotopix 12/2023



## 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(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		