



69 Albert Street, Biddulph, Stoke-On-Trent, ST8 6DT

£120,000

- Two Bedroom Semi-Detached Home
- Close to Local Amenities Of Biddulph Town Centre
- No Upward Chain
- In Need Of Modernisation And Refurbishment
- Ideally Situated Close To Local Schools
- Two Reception Rooms offering Versatility
- Large Versatile Rear Garden

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This two-bedroom semi-detached house presents an exciting opportunity for those looking to create their dream home. While the property is in need of refurbishment, it boasts significant potential for transformation, allowing you to tailor the space to your personal taste and lifestyle.



Council Tax Band: A



The ground floor consists of two reception rooms that have the potential to offer a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The layout provides a versatile space that can be adapted to suit your needs, whether you envision a cosy living area or a stylish dining room.

The property features two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom, while in need of modernisation, offers a blank canvas for you to design a sanctuary that meets your requirements.

One of the standout features of this home is the generous rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the courtyard at the front adds to the property's charm and curb appeal.

This semi-detached house is ideally situated in a friendly neighbourhood, making it a perfect choice for families or first-time buyers. With its potential for refurbishment and the opportunity to create a personalised living space, this property is not to be missed.

Externally the good sized rear garden is fully enclosed and laid to patio with borders containing established shrubs. Additionally there are outbuildings perfect for extra storage.

This property is offered for sale with no upward chain.

Entrance Hall

UPVC front door with obscured glass panel, under stairs store, radiator.

Reception Room

11'2" x 7'10" (8'8" into chimney breast)

Bay window to front elevation, radiator

Living Room

12'0" x 10'11" (11'9" into chimney breast)

Gas fire having marble hearth and wooden surround, wooden panelling to walls, radiator, double glazed UPVC window overlooking rear garden, stairs off to first floor landing.

Kitchen

6'2" x 10'10"

Cupboards and base units with fitted work surface over, stainless steel sink, tiles to walls and floor, UPVC door leading to rear with obscured glass panel.

First Floor Landing

Bedroom One

11'1" x 11'0" (11'10" into chimney breast)

Built-in alcove storage, radiator UPVC double glazed window to front elevation.

Bedroom Two

11'11" x 8'10"

Built-in alcove storage having UPVC double glaze window to rear aspect radiator

Bathroom

6'4" x 10'10"

Having part tiled walls, built-in storage housing Worcester boiler, UPVC double glazed obscured window to rear aspect, radiator.

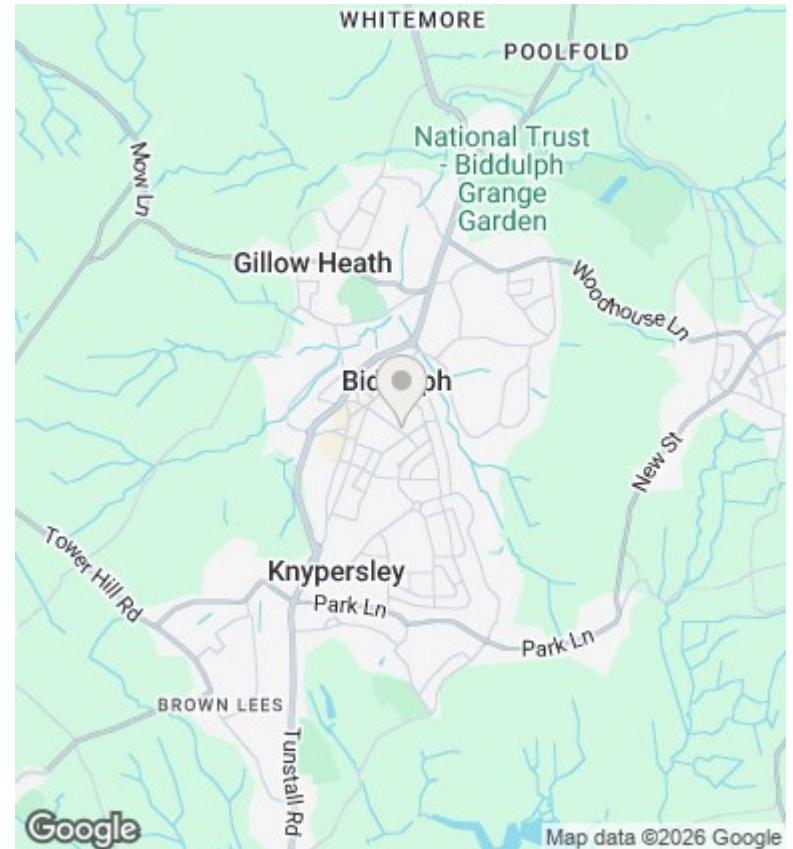
Externally

To the front there is a small gated courtyard gaining access to the front of the property.

To the rear the garden is fully enclosed having outbuildings, laid to patio, and borders with established shrubs.







Directions

Viewings

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

Council Tax Band

A

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