



## 87 Craigside, Biddulph, Stoke-On-Trent, Staffordshire, ST8 6BP

£800 PCM

- Three Bed Mid Terraced
- Good Sized Low Maintenance Rear Garden
- Rent £800pcm
- Offers Spacious Accommodation Throughout
- Off Road Parking
- Deposit £800
- Modern Family Dining Kitchen
- Close To Local Amenities
- Viewing Essential



## 87 Craigside, Stoke-On-Trent ST8 6BP

Spacious accommodation, includes a lounge, good sized kitchen diner with useful pantry store, rear vestibule & ground floor WC, three bedrooms & family bathroom. Externally there is off road parking whilst to the rear there is a low maintenance enclosed rear garden with a raised patio perfect for out door dining space. There is added benefit of a ginnel leading down the side of the property in order to access the garden.

The property is located just a short walk from biddulph town centre.



Council Tax Band:



### **Hallway**

15'4" x 10'11"

Upvc door, opaque glass window, radiator - Size : - 15' 4" x 10' 11" (4.67m x 3.32m)

### **Lounge**

11'7" x 10'11"

Upvc window to front aspect, radiator, brick feature fireplace with electric stove. - Size : - 11' 7" x 10' 11" (3.53m x 3.32m)

### **Dining Kitchen**

15'5" x 12'2"

Having wood effect wall and base units with work top over, 1 1/2 bowl stainless steel sink with drainer and mixer tap over, fridge and freezer, gas 4 ring hob, tumble dryer, radiator, wooden window to side passage way through to vestibule, Upvc window to front elevation, gas boiler - Size : - 15' 5" x 12' 2" (4.70m x 3.71m)

### **Understairs Pantry**

8'11" x 2'11"

Power and useful storage, gas meter - Size : - 8' 11" x 2' 11" (2.72m x 0.89m)

### **Vestible**

5'3" x 3'5"

Wooden framed window through to dining area, Upvc door leading out to rear patio & garden. door leading through to - Size : - 5' 3" x 3' 5" (1.60m x 1.04m)

### **WC**

low level W.C, Radiator, sink, Upvc obscured window to rear - Size : -

### **Bedroom One**

12'2" x 8'6"

Radiator, two Upvc window to front aspect - Size : - 12' 2" x 8' 6" (3.71m x 2.59m)

### **Bedroom Two**

12'2" x 8'6"

Radiator, Upvc window to rear - Size : - 12' 2" x 8' 6" (3.71m x 2.59m)

### **Bedroom Three**

8'0" x 7'0"

Radiator, Upvc window to front elevation, built on storage - Size : - 8' 0" x 7' 0" (2.44m x 2.13m)

### **Bathroom**

9'1" x 8'4"

White suite comprising low level WC, pedestal sink with hot & cold taps over, panelled bath, Separate shower cubical with rain shower, radiator, Upvc obscured window to rear - Size : - 9' 1" x 8' 4" (2.77m x 2.54m)

### **Landing**

Loft access - Size : -

### **Externally**

Driveway for two cars at front, side passage leading through to rear garden - Size : -

### **Rear Garden**

Raised patio, steps leading down to pathed area with shed, area laid to

artificial grass, fenced boundry, side get leading to fron - Size : -








Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band



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>		
(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		