







# 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 benifit 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" × 10'11"

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

## Lounge

 $11'7" \times 10'11"$ 

Upvc window to frot aspect, radiator, brick feature fireplace with electric stove. Radiator, Upvc window to rear - Size: - 12' 2" x 8' 6" (3.71m x 2.59m) - Size : - II'  $7'' \times 10'$  II" (3.53m  $\times$  3.32m)

#### Dining Kitchen

15'5" x 12'2"

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

### **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"

#### **Bedroom Three**

8'0" x 7'0"

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

#### **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 windoe to rear - Size : - 9' I" 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:-

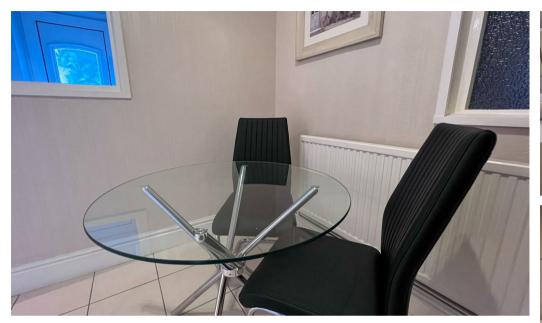
#### Rear Garden

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

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









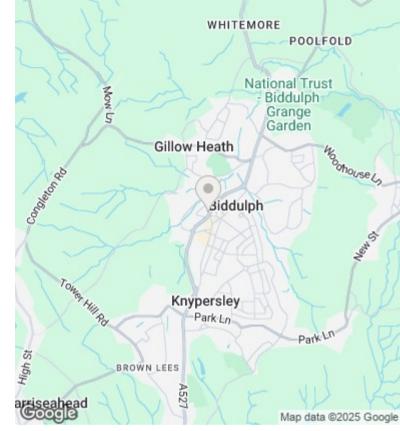












Directions

## Viewings

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

Council Tax Band

