



Whittaker Est. 1930
& Biggs

FOR SALE 01782 522117
whittakerandbiggs.co.uk

Clyde Avenue, Biddulph, ST8 7HD.
£245,000

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& Biggs

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This detached bungalow has been extended to create a spacious home located within the ever-popular Thames Drive development. Occupying a generous sized corner plot with wrap around gardens to three sides, there are two driveways allowing ample off road parking plus space for a caravan/motor home, if required. In addition there is a covered & completely enclosed carport with remote controlled electric garage door, plus a separate attached garage which creates a useful utility. Internally there are two reception rooms that are open plan creating impressive sized living accommodation due to the sizeable side extension. The extension has also provided a front enclosed porch creating a front access in cohesion to the side access. There is also a rear conservatory providing additional accommodation. The two double bedrooms & shower room complete the accommodation. There are extensive lawned gardens to the front & side with feature borders, whilst the rear offers an extensive patio with shaped lawns & established borders which flourish through the seasons. Although in need of some select updating, the property represents a fantastic price given its side extension. Offered for sale with no upward chain.



Carport 9' 0" x 14' 11" (2.74m x 4.55m)

Having electric remote controlled roller shutter door, block paved driveway. Access to the attached garage.

Garage 8' 10" x 15' 0" (2.70m x 4.56m)

Having UPVC rear entrance door and double glazed window, electric light and power. Wall mounted cupboard. Electric metal up and over door.

Front Entrance Hall

Glazed front entrance door, UPVC double glaze windows to the front aspect. Radiator. Door giving access into the dining room.

Extended Dining Room 14' 8" x 9' 11" (4.46m x 3.01m)

Having UPVC double glazed windows to the side and rear aspect overlooking the gardens. Radiator, wall light points. Fixed bar. Steps up to lounge.

Lounge 18' 1" x 10' 3" (5.52m x 3.13m)

Having UPVC window to the front aspect, radiator, coving to ceiling. Feature polished stone fireplace with electric fire. TV aerial point.

Side Hallway 2' 10" x 10' 0" (0.87m x 3.06m)

Having radiator, coving to ceiling. UPVC double glazed side entrance door with obscure glazed panel giving access to the carport and attached garage. Open archway into kitchen

Kitchen 11' 4" x 8' 1" (3.45m x 2.46m)

Having a range of wall mounted cupboard and base units with fitted worksurface over incorporating a 1 1/2 bowl composite sink unit with mixer tap over. Space for small table, electric cooker point, radiator, tiled floor. UPVC double glazed window to the front aspect, space for under counter fridge, extractor fan, open end display shelving. Vestibule having access to loft space. Cupboard housing a Valiant gas fired central heating boiler & alarm controls.

Shower Room 6' 4" x 6' 4" (1.94m x 1.93m)

Fully enclosed shower cubicle with electric shower, fixed seat and grab rail. Low-level WC, wash hand basin set in vanity storage unit with storage below. Fully tiled walls, UPVC double glazed window to the side aspect, radiator, fully tiled floor.

Bedroom One 10' 4" x 13' 9" (3.15m x 4.19m)

3.15m x 4.19m into wardrobe. Having UPVC double glazed window to the rear aspect overlooking the gardens. Fitted wardrobes to side wall with matching bedside tables. Radiator, matching drawers.

Bedroom Two 9' 4" x 10' 9" (2.85m x 3.28m)

Having coving to ceiling, radiator. UPVC double glazed sliding patio door giving access into the conservatory.

Conservatory 9' 8" x 9' 4" (2.95m x 2.85m)

2.95m x 2.85m of UPVC construction with a dwarf wall, having double glazed windows to the rear and side aspect overlooking the gardens. UPVC double glazed side entrance door with full length glazed panel. Radiator, tiled flooring. Polycarbonate roof, wall light point.



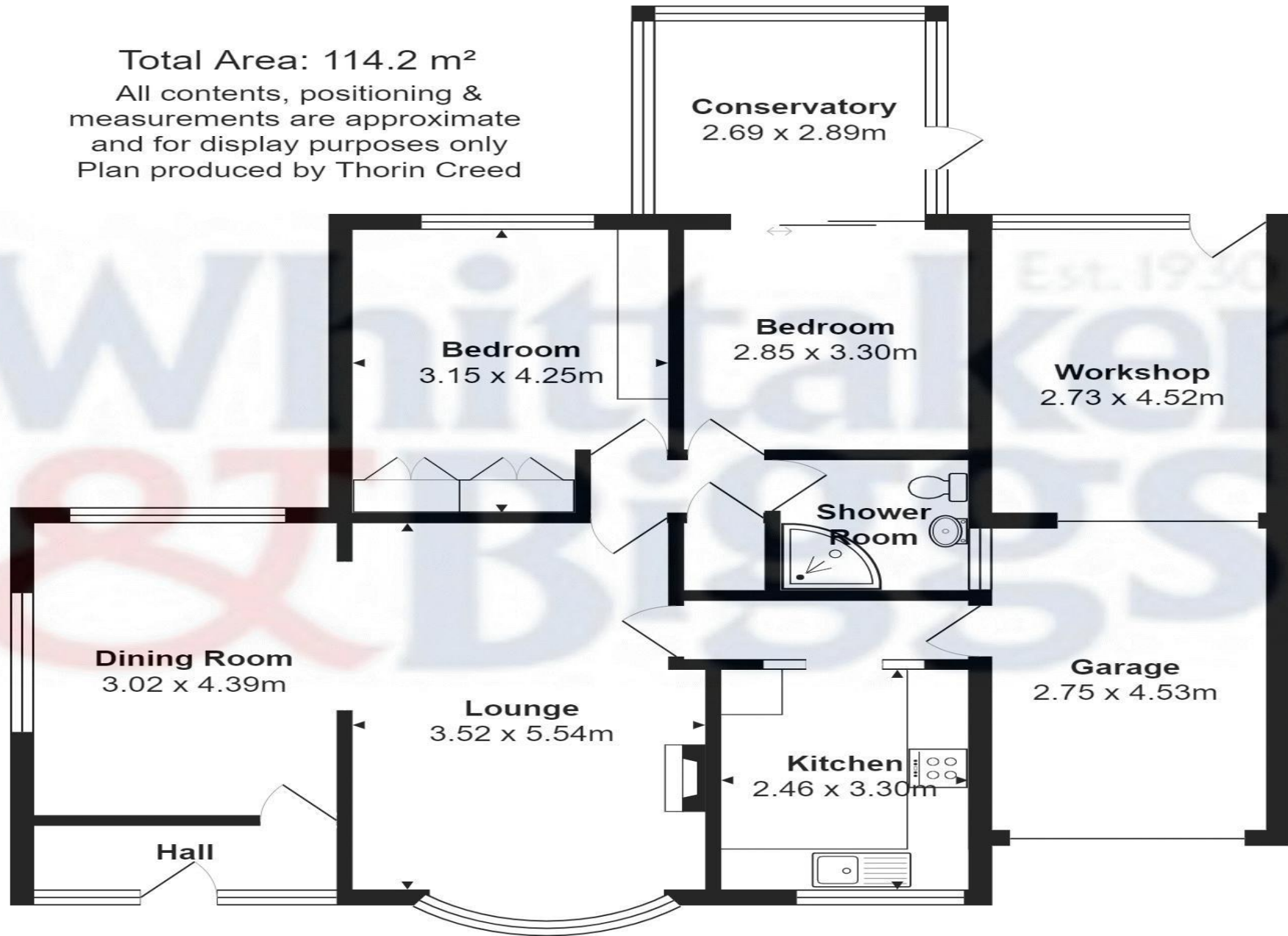






Total Area: 114.2 m²

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





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