



Tunstall Road, Biddulph, ST8 6HJ.
£85,000



Tunstall Road, Biddulph, ST8 6HJ

Whittaker and Biggs are delighted to offer for sale this end terrace home, situated within close proximity to Biddulph Town Centre and local schools.

Having the benefit of a good size lounge, in addition to a kitchen and a ground floor bathroom, whilst to the first floor are two double bedrooms.

Externally the property offers a fully enclosed, low maintenance rear yard, which offers side access. Having no upward chain, this property would be an ideal buy to let investment or first time buy.



Lounge 12' 2" x 11' 5" (3.70m x 3.49m)

Front entrance door leading to lounge. Having laminate effect flooring, gas fire with marble and timber surround. Radiator and UPVC window to front aspect.

Kitchen 10' 4" x 13' 0" (3.14m x 3.95m)

Having cream cupboard and base units, oven and grill with extractor fan over. Stainless steel sink and UPVC window to rear aspect. Tiled flooring. Leading to vestibule.

Vestibule

Door leading to rear aspect.

Stairs leading to first floor landing.

Ground Floor Bathroom 5' 7" x 7' 3" (1.71m x 2.22m)

Having fully tiled walls and flooring, panelled bath with shower over. Low level WC and hand wash basin. Obscure window to rear aspect. Radiator.

Bedroom One 13' 0" x 11' 6" (3.97m x 3.50m)

UPVC window to front aspect, carpet and radiator.

Bedroom Two 10' 1" x 11' 5" (3.07m x 3.49m)

UPVC window to rear aspect, carpet and radiator.

Externally

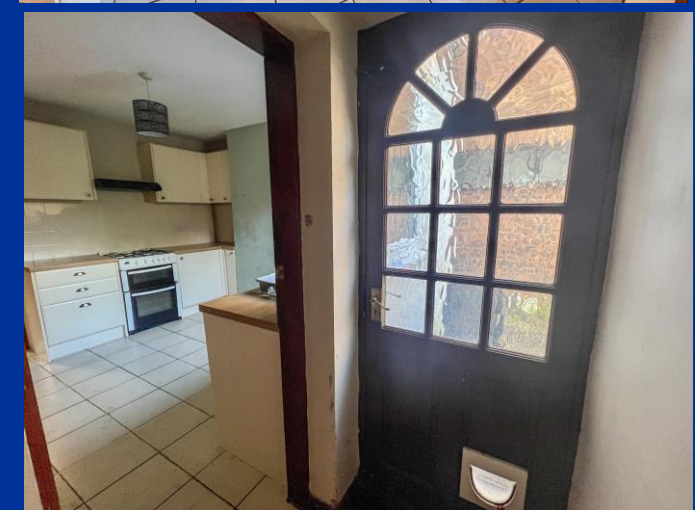
Fully enclosed low maintenance rear garden reaching far back, which is a lovely usable space when tended, also having gated side access.

Note:

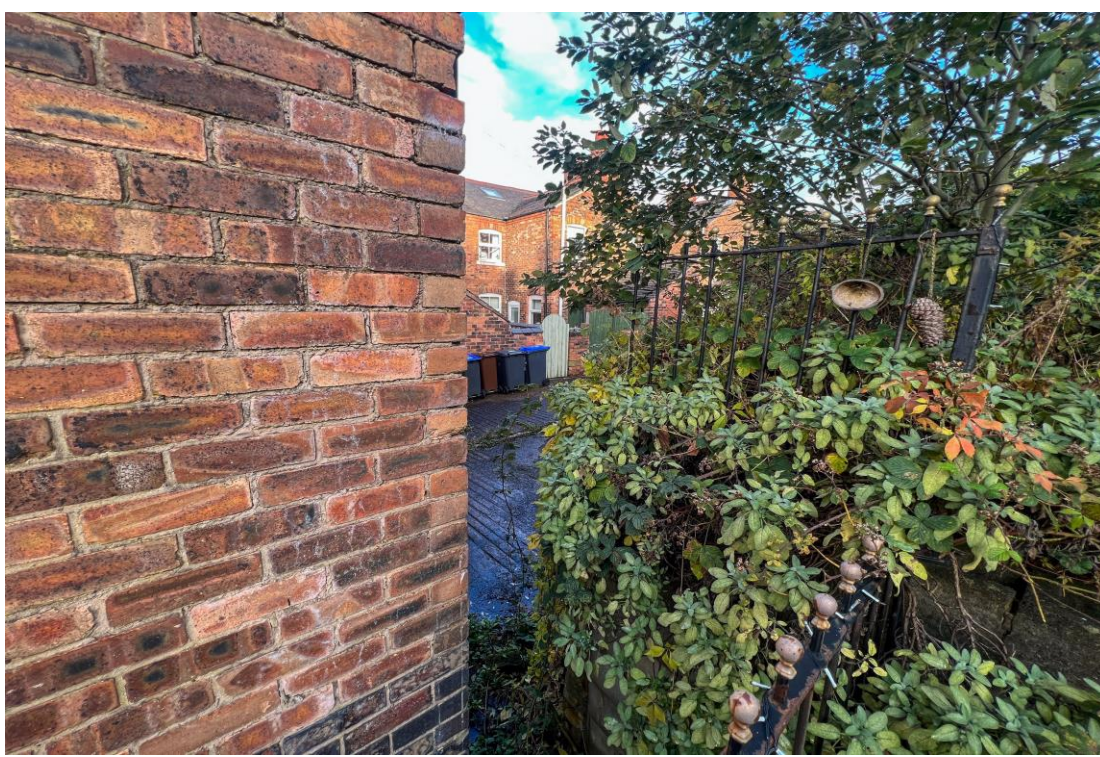
Council Tax Band: A

EPC Rating: TBC

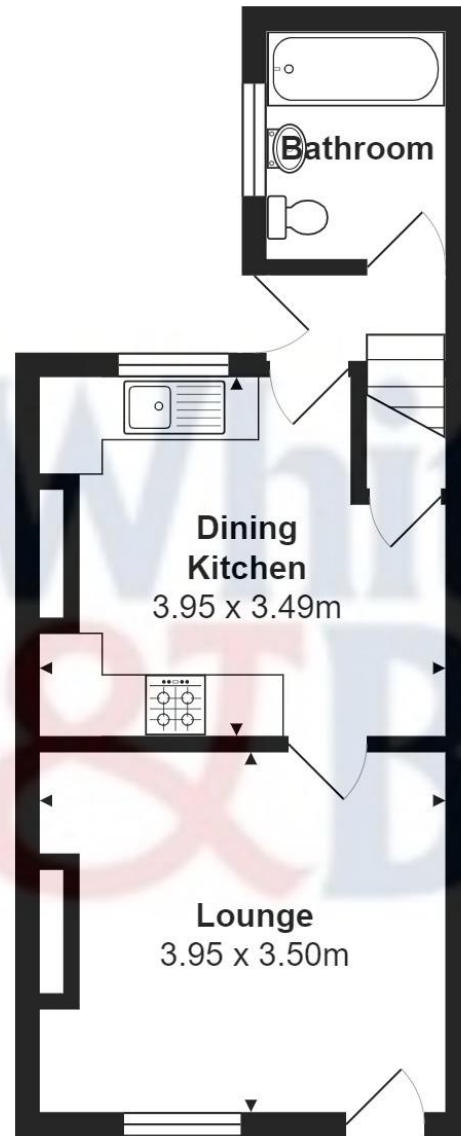
Tenure: believed to be Freehold





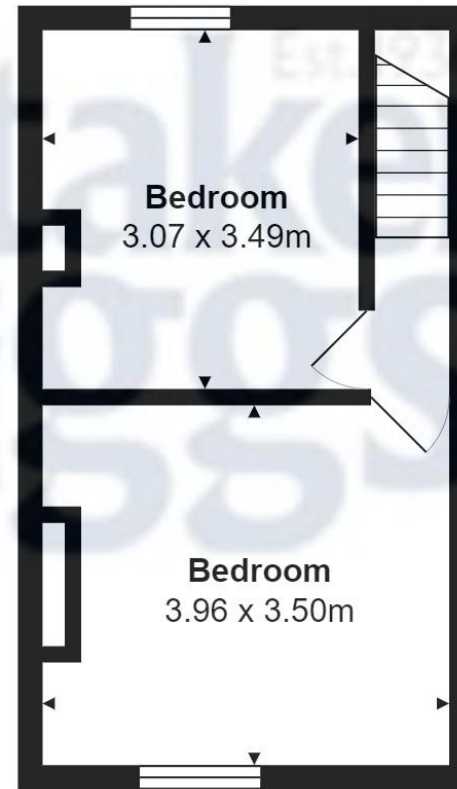






Ground Floor

Total Area: 62.3 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



First Floor



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

34 High Street Biddulph Stoke-On-Trent Staffordshire ST8
6AP
T: 01782 522117
E: biddulph@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Whittaker ^{Est. 1930}
& Biggs