



Highfield Road West, Biddulph, ST8 6HB.
£165,000



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This traditional semi detached home is located close to Biddulph town & its amenities including local schools.

The property is in need of updating however there is much potential. At present there are two reception rooms & three bedrooms as well as a first floor bathroom. The kitchen offers the option to create an open plan style or knock through to the adjoining the coal store & utility. At present there is a ground floor w.c & store & separate utility store which.

Not apparent from the front aspect is the detached garage which is accessible from the rear. There are gardens to both the front & rear, with the rear offering a good degree of privacy.

Offered for sale with no upward chain, viewing is advised to appreciate the potential on offer.



Covered Entrance Porch

Entrance Hall

Having a timber half glazed front entrance door, single glazed window to side aspect, radiator, dwarf under stairs cupboard, stairs to first floor landing.

Lounge

Having single glazed window to the front aspect, radiator, fireplace with tiled surround.

Dining Room

Having single glazed window to the rear aspect, feature stone fireplace with electric fire set upon a slate tiled half. Radiator.

Kitchen

Having a single drainer stainless steel sink unit, plumbing for washing machine, gas cooker point, Gas central heating boiler. Single glazed window to the rear aspect, radiator, wall mounted cupboard, pantry with shelving and single glazed obscure window to the side.

Vestibule

Having timber glazed doors to the front and rear aspect.

Utility Store

Having single glazed to the front aspect.

Coal Store

Ground Floor Cloaks

WC having single glazed window to the rear aspect, obscured widow to rear aspect

First Floor Landing

Having a single glazed window to the side, access to loft.

Bedroom One

Single glazed window to the front aspect, radiator, built in wardrobes to chimney recess.

Bedroom Two

Single glazed window to the rear aspect, radiator, fitted shelving & fitted wardrobe to recess.

Bedroom Three

Having single glazed window to the front aspect, radiator, built-in store cupboard to bulkhead. Bathroom having a panel bath, WC and pedestal wash basin., Single glazed obscure window to the rear aspect, airing cupboard housing hot water cylinder and cold water tank.

Externally

The front garden is fully enclosed with laned gardens, whist to the rear there is a lawned garden with hedged boundary. Rear gated access to the detached garage.

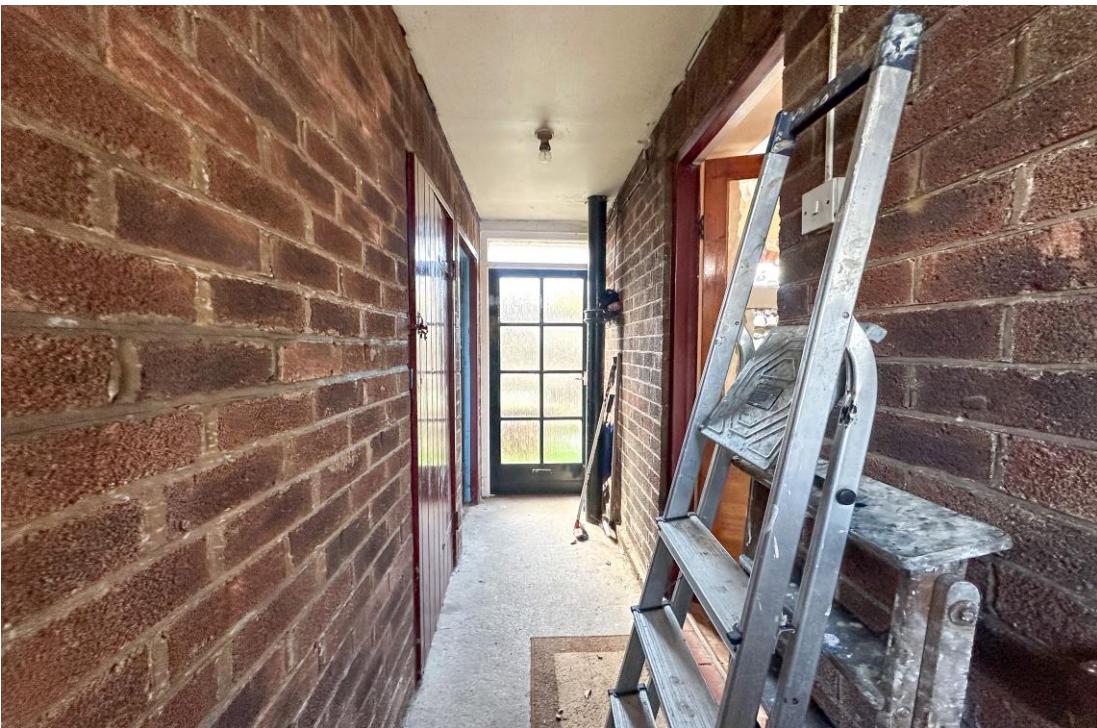


Note:
Council Tax Band: Band B

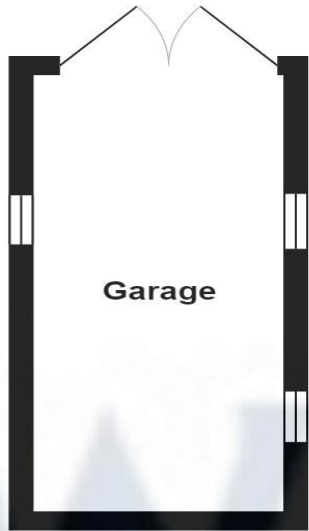
EPC Rating: TBC

Tenure: believed to be Freehold









Garage

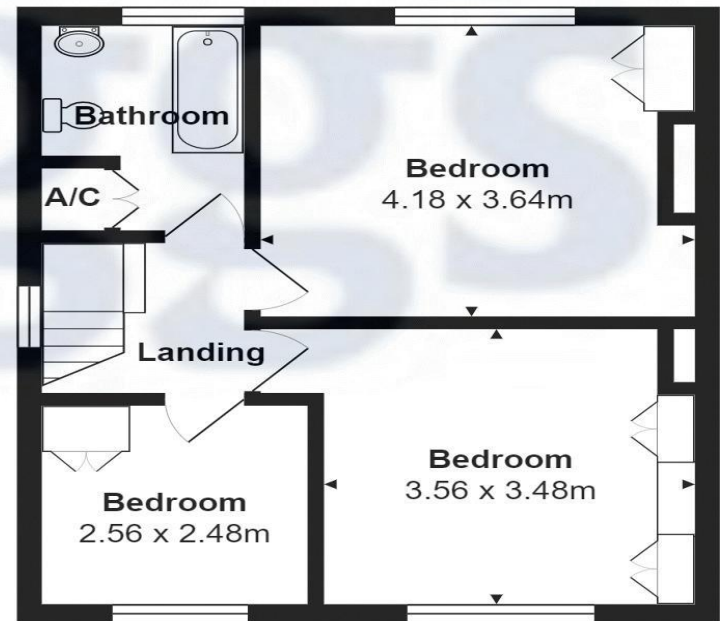
Total Area: 103.1 m² (excluding garage)

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

Ground Floor



First Floor





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