



Stanley Street, Biddulph, ST8 6AX.  
£132,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

## Stanley Street, Biddulph, ST8 6AX.

This end terrace property has been recently refurbished to create a turnkey opportunity for those looking for a home that's ready to move into.

The two double bedroom home has been refurbished with a newly installed kitchen, as well as additional improvements, including damp proof course and recent remedial works to the roof.

There are two reception rooms offering versatile accommodation.

The kitchen has been refurbished with plenty of cupboard space and newly installed kitchen appliances. The kitchen has also been designed with a separate utility area.

The bathroom has an over bath shower and a white suite.

Externally there is a fantastic size garden, complete with raised decked and artificial lawn areas, as well as a deck timber seating area. The garden also enjoys a good degree of privacy. Unlike most properties within this price bracket, the property offers off road parking to the side.

Located at the top of a no through road close to Biddulph town centre, convenient for its local amenities. This is a fantastic opportunity for first time buyers, small families and those who are looking to downsize. Offered for sale with no upward shade.



**Lounge 11' 8" x 11' 8" (3.56m x 3.56m)**

Having UPVC double glazed windows to the rear and side aspect, radiator. Under stairs store cupboard.

**Dining Room 11' 6" x 11' 5" (3.5m x 3.47m)**

Having a UPVC double glazed window to the front aspect, radiator, cupboard housing electric consumer unit. UPVC double glazed front entrance door.

**Kitchen 19' 0" x 6' 0" (5.78m x 1.82m)**

Newly installed kitchen, having a range of wall mounted cupboard and base units in an on trend shaker style, all cupboard doors have soft close hinges, with butcher block laminate effect work surface over, incorporating a one and a half bowl single drainer, stainless steel sink unit with mixer tap over. Newly installed gas hob with separate electric combination oven and grill, stainless steel chimney style extractor fan over. Double glazed window, tiled floor, UPVC double glazed window to side aspect and UPVC side entrance door, with half glazed panel to the rear garden. Opening into to utility area, having plumbing for washing machine and space for tumble dryer, fitted base unit with work surface over, cupboard housing gas fired central heating boiler, UPVC double glaze obscured window to the side aspect, radiator.

**Bathroom 6' 4" x 5' 10" (1.93m x 1.77m)**

Having a panelled bath, thermostatically controlled shower over and glazed fitted shower screen, pedestal wash hand basin, low WC. Chrome heated towel radiator, tiled floor, part tiled walls, UPVC double glaze obscure window to the side and rear aspect. Extractor fan to ceiling.

**First Floor Landing**

Allowing access to the bedrooms.

**Bedroom One 11' 10" x 11' 10" (3.60m x 3.60m)**

Having a UPVC double glazed window to the rear aspect, overlooking the gardens. Radiator, built-in wardrobe with double hanging rail.

**Bedroom Two 11' 9" x 11' 4" (3.59m x 3.45m)**

Having a UPVC double glazed window to the front aspect, radiator.

**Externally**

To the side of the property, there is a driveway providing off-road parking for one vehicle. Gated rear access to the rear garden. Rear garden, fully enclosed enjoying a good degree of privacy and being of relatively low maintenance. Decked patio areas and artificial lawn. Timber deck seating area.



Note:  
Council Tax Band: A

EPC Rating: E

Tenure: believed to be Freehold











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