



Moorland Heights, Biddulph, ST8 6TN.
Offers Over £270,000

Whittaker & Biggs Est. 1930

Moorland Heights,

Biddulph, ST8 6TN.

Whittaker and Biggs are proud to offer for sale, this three bedroom detached family home, which is immaculately presented throughout.

The property offers a spacious and open plan lounge and dining area having patio doors opening out on the rear garden. There is also a kitchen and ground floor wc.

To the first floor are three good sized bedrooms with the master having a modern en-suite shower room, in addition to a beautifully modernised bathroom with feature decorative flooring and a freestanding bath.

Externally the property offers a spacious driveway allowing parking for multiple vehicles, in addition to the integral garage. To the rear of the property is a fully enclosed garden having a shaped lawn with slate borders and a patio area.

A viewing is highly recommended to fully appreciate all this beautiful home has to offer.



Front Porch

UPVC double glazed window with radiator and tiled flooring.

Lounge/Diner 23' 3" x 10' 8" (7.09m x 3.25m)

UPVC double glazed window to the front and UPVC double glazed French patio doors to the rear. Feature electric fireplace with marble hearth and surround. Two radiator's. Television point. Stairs to the first floor. With coving to the ceiling.

Kitchen 9' 8" x 7' 8" (2.95m x 2.34m)

UPVC double glazed window to the rear elevation. Modern fitted drawers, base and wall units. Work surfaces incorporating inset one and a half bowl stainless steel sink with a single drainer and mixer tap. Built in electric oven, gas hob and extractor fan. Plumbing for a washing machine. Vinyl flooring. Radiator. Partially tiled walls. Inset ceiling spotlights.

Inner Hallway

Wooden double glazed entrance door to the side elevation. Vinyl flooring. Under stairs storage cupboard.

WC

UPVC double glazed window to the side elevation. Low level W/C. Pedestal wash hand basin. Vinyl flooring. Radiator.

First Floor Landing

UPVC double glazed window to the side elevation. Storage cupboard. Radiator. Loft access.

Bedroom One 13' 2" x 10' 2" (4.01m x 3.10m)

UPVC double glazed window to the rear elevation. Radiator.

En-suite

UPVC double glazed window to the rear elevation. Modern fitted suite comprising of a shower enclosure with a wall mounted shower. Vanity wash hand basin. Low level W/C. Tiled floor. Partially Tiled walls. Inset ceiling spotlights.

Bedroom Two 9' 8" x 9' 8" (2.95m x 2.95m)

UPVC double glazed window to the front elevation. Radiator.

Bedroom Three 9' 5" x 8' 4" (2.87m x 2.54m)

UPVC double glazed window to the front elevation. Radiator.

Family Bathroom

UPVC double glazed window to the side elevation. Modern fitted suite comprising of a free standing bath with a hand held shower attachment. Vanity wash hand basin. Low level W/C. Tiled floor. Partially tiled walls. Radiator. Inset ceiling spotlights.

Externally

To the front you will find a block paved driveway providing off road parking for several vehicles and leading to garage. The rear is enclosed and spacious, mainly laid to lawn with gravel borders.

Garage 15' 4" x 8' 1" (4.67m x 2.46m)

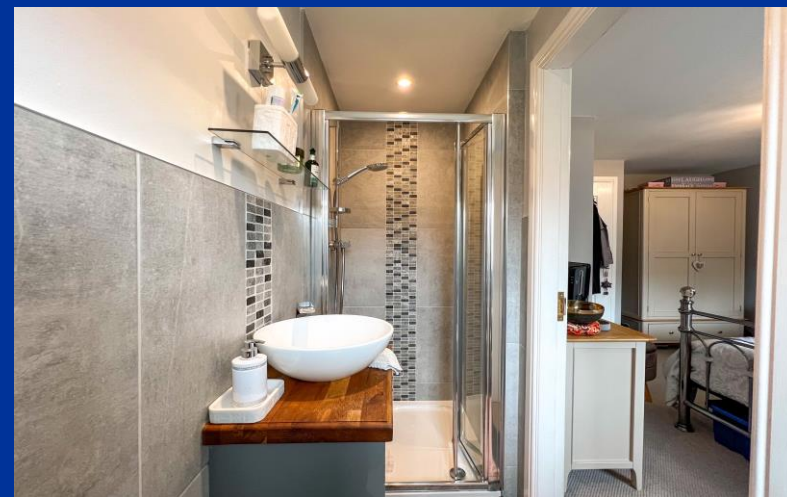
Up and over door.



Note:
Council Tax Band: band C

EPC Rating: C

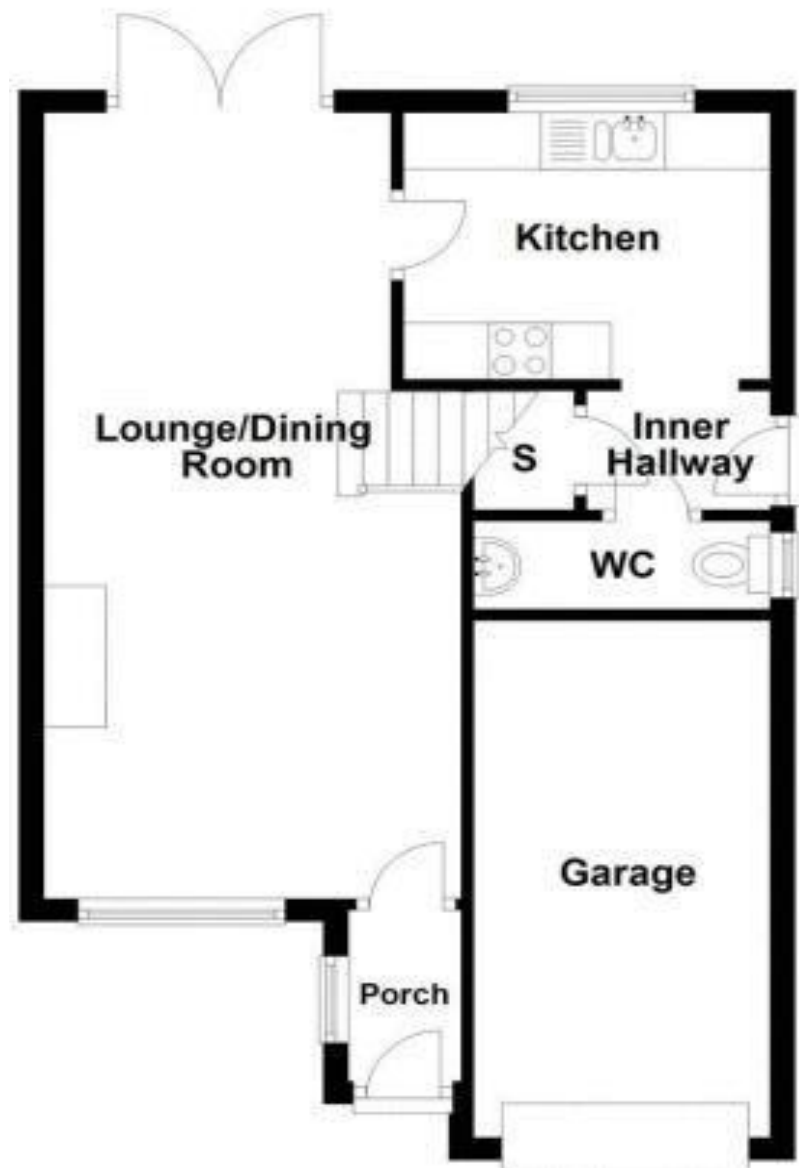
Tenure: believed to be freehold







Ground Floor



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