



Farmside Lane, Biddulph Moor, ST8 7LY.  
£230,000

Whittaker Est. 1930  
& Biggs

## Farmside Lane, Biddulph Moor, ST8 7LY.

Whittaker and Biggs are delighted to offer for sale this two bedroom detached bungalow located in the desirable semi rural village of Biddulph Moor.

Situated on a larger than average plot having gardens to three sides the property offers the potential to extend, subject to planning.

The property currently offers a spacious lounge/ dining room, kitchen, bathroom and two bedrooms, bedroom two with patio doors leading out onto rear garden.

Externally there are good sized mature gardens to front side and rear in addition to a drive providing off road parking leading to an integral garage.

Offered for sale with no upward chain, as viewing appointment is highly recommended.



### Entrance Hall

Having a Upvc side entrance door with obscured glazed panel, radiator, vinyl oak effect flooring. Cupboard housing hot water cylinder with shelving above. Access to loft space.

### Lounge 17' 0" x 10' 4" (5.18m x 3.16m)

Having a Upvc double glazed window to the front aspect, radiator, feature electric fireplace with timber surround.

### Bathroom 5' 10" x 7' 0" (1.78m x 2.13m)

Having a white panelled bath with matching pedestal wash hand basin and low level WC. Electric Triton shower over bath, extractor fan, fully tiled walls, tiled effect vinyl flooring, radiator. Hardwood double glazed obscure window to the side aspect.

### Kitchen 9' 9" x 9' 6" (2.98m x 2.90m)

Having a range of wall mounted cupboard and base units with fitted worksurfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Electric for cooker, plumbing for washing machine, open pantry store, radiator, wood effect flooring. UPVC double glazed window to the front aspect, extractor fan, part tiled walls.

### Bedroom One 12' 5" x 10' 5" (3.79m x 3.18m)

Having a UPVC double glazed window to the rear aspect looking the rear garden. Radiator.

### Bedroom Two 9' 7" x 8' 11" (2.91m x 2.72m)

Having sliding patio doors to the rear garden, radiator, vinyl flooring.

### Garage 10' 8" x 19' 0" (3.25m x 5.79m)

Having a metal up over door, electric light and power, UPVC double glazed windows to the rear and side aspect, timber side entrance all obscured glazed panel.

### Externally

The property is set upon a generous sized corner plot with lawned front and side gardens allowing potential to extend. Side driveway providing off-road parking in addition to the garage, Concealed area to the side housing oil tank. Gated side access to the rear garden. The garden is fully enclosed and laid to lawn with an adjoining paid patio offering a good degree of privacy.



Note:  
Council Tax Band: C

EPC Rating: D

Tenure: believed to be freehold







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