



Moorland Heights, Stoke-On-Trent, ST8 6TN.
£235,000



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This modern-style detached home offers affordable accommodation for families, first-time buyers & downsizers looking for a fantastic-priced family home with three bedrooms & en suite bathroom. Located on the cusp of this popular development with local schools, open greenery & amenities all close by, purchasers are sure to be impressed by the rear views over Biddulph Moor which can be seen from the rear bedroom. There is a hallway & separate W.C. for convenience. The kitchen has been opened to adjoin the dining room to create an open plan style with double doors through to the lounge & Upvc French doors out to the rear patio & gardens. There is also a family lounge with a useful under-stairs store cupboard. There are 3 bedrooms on the first floor with the master having an en suite shower room in addition to the first floor family bathroom. The rear bedroom has lovely views of the horizon over Biddulph Moor. There are front & rear gardens plus a brick-built garage accessible from the rear of the property. Competitively priced this family home must be viewed to be appreciated.



Entrance Hall

Entrance Hall Having a Upvc double-glazed front entrance door, oak effect laminate flooring, Upvc double-glazed window to the side aspect, and radiator. Stairs off to 1st-floor landing with LED strip lighting. Ground floor cloaks having a white WC and matching wash hand basin, Upvc obscured window to the front aspect, radiator. Continuous oak effect laminate flooring.

Lounge 14' 5" x 12' 0" (4.39m x 3.67m)

Upvc double glazed window to the front aspect, radiator, coving to ceiling. Feature timber surround to chimney breast, under stairs, and store cupboard.

Dining Kitchen 8' 9" x 15' 2" (2.67m x 4.62m)

The kitchen has a range of wall-mounted cupboard and basin units with fitted work surfaces over incorporating 1 & 1/2 bowl single drainer stainless steel sink unit with mixer tap over. Combination electric oven & grill with separate 4-ring gas hob and extractor fan over. Plumbing for dishwasher and washing machine, modern logic gas-fired central heating boiler. UPVC double-glazed window to rear aspect overlooking the t gardens. Tiled floor, recess LED lighting to ceiling and under cupboard lighting opening into defined dining space having UPVC sliding patio doors giving access to the rear patio and gardens. Radiator, double fully glazed doors giving access into the lounge.

First Floor Landing

First-floor landing having UPVC double-glazed window to the side aspect. Radiator, airing cupboard having fitted shelving.

Bedroom One 11' 10" x 8' 4" (3.60m x 2.55m)

Having Upvc double glazed window to the front aspect, fitted wardrobes and overheads matching storage. Radiator, door to en-suite shower room.

En-suite 6' 11" x 2' 6" (2.12m x 0.76m)

Has an enclosed shower cubicle with a thermostatically controlled shower in a fully tiled area with bifold doors, a pedestal wash hand basin, and a low-level WC. Whitewood wash effect flooring, radiator, part tiled walls, electric shaver socket and extractor fan ceiling. UPVC double glaze obscured the window to the side aspect.

Bedroom Two 8' 6" x 8' 10" (2.60m x 2.68m)

Having a UPVC double-glazed window to the rear aspect with views on the horizon over Biddulph Moor. Radiator.

Bedroom Three 9' 5" x 6' 3" (2.87m x 1.90m)

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

Family Bathroom 6' 0" x 5' 6" (1.84m x 1.67m)

Having a panelled bath with mixer tap and dual shower in a fully tiled area, pedestal wash hand basin, and low-level WC. UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, and wood effect flooring.

Externally

The front garden laid to lawn with a paved pathway. Gated side access. The rear Garden is laid to lawn with an adjoining paved patio & feature borders. Steps down to a further garden area & side gated access to the rear garage.

Detached Garage

Having vehicular access. Brick construction with a pitched tiled roof, metal up & over door.











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

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**