



Springfield Grove, Biddulph, ST8 7BA.
£139,950

Est. 1930
**Whittaker
& Biggs**

Springfield Grove,

Biddulph, ST8 7BA.

A fantastic opportunity to purchase an affordable bungalow within a small development overlooking the adjacent playing fields. This two bedroom home is accessible from a private track serving only 6 bungalows while being concealed from the roadside, yet convenient & accessible for Biddulph town Centre and local amenities.

There are good sized gardens to the front side and rear aspect with a driveway allowing off road parking for vehicles, which is secured by metal gates and railings. Internally there is a well equipped kitchen, separate lounge diner with UPVC double glazed patio doors, two double bedrooms and a modern style bathroom with a double width walk-in shower cubicle.

Bungalows within this price bracket and location are very rare and therefore an early viewing appointment is advised.

Offered for sale with no upward chain.



Kitchen 9' 11" x 9' 9" (3.02m x 2.98m)

Having a range of pine fronted wall mounted cupboard and base units with fitted worksurface over incorporating a one a half bowl single drainer stainless steel sink unit with mixer tap over. UPVC double glazed window to the front aspect overlooking the adjacent playing fields. Integral electric combination oven and grill with separate foreign gas hob with extractor fan over. Plumbing for washing machine, space for fridge freezer. Gas fired central heating boiler. glazed display cabinet, radiator, top floor, UPVC double glazed front entrance door with decorative stained glass inset.

Lounge Diner 14' 10" x 10' 2" (4.51m x 3.10m)

Having a feature timber surround with marble effect inset, coving to ceiling, radiator. UPVC double glazed French doors with full length glazed panels allowing access to the rear patio and gardens.

Inner Hallway

Having access to loft space.

Bedroom One 8' 2" x 9' 11" (2.49m x 3.01m)

Having a double glazed window to the front aspect overlooking the adjacent playing fields. Radiator coving to ceiling.

Bedroom Two 9' 3" x 7' 10" (2.83m x 2.39m)

Having a UPVC double glazed window to the rear aspect. Coving to ceiling, radiator.

Shower Room 8' 7" x 4' 10" (2.62m x 1.47m)

Having a double width walk in shower cubicle with sliding shower screen, thermostatically controlled shower, pull down seat and grab rail. Pedestal wash and basin and low level WC. Radiator, tiled effect laminate flooring, splashback tiling, extractor fan.

Externally

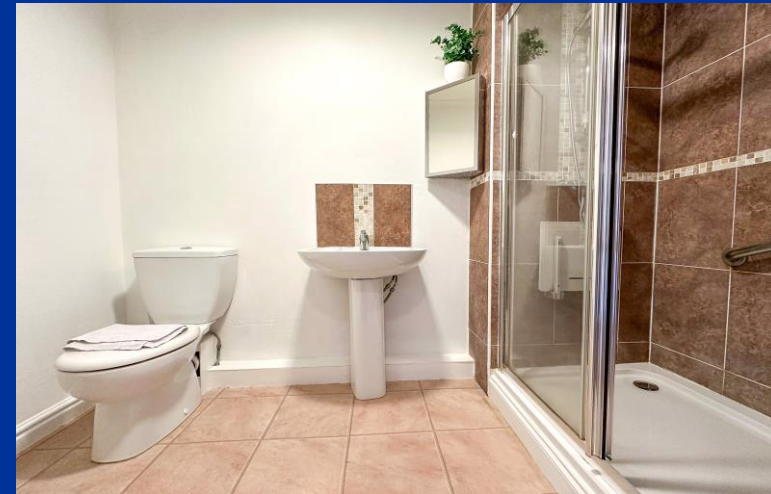
Driveway allowing off-road parking for 2/3 vehicles, including space for a caravan or motorhome. Maintenance garden extending to the side of the property leading to the rear aspect. Enclosed by timber and concrete fencing having a paved patio, additional patio with hardstanding for shed, lawned garden and feature borders.

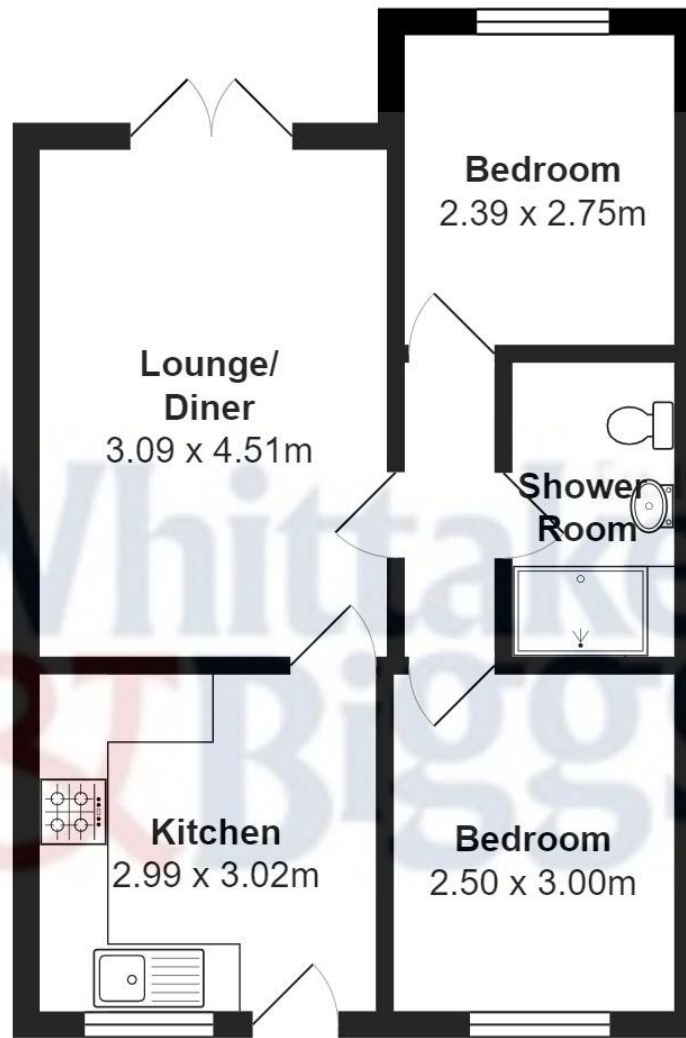


Note:
Council Tax Band: Band A

EPC Rating: D

Tenure: Believed to be freehold





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

Total Area: 45.8 m²



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

Est. 1930
**Whittaker
& Biggs**