



Smithy Lane, Biddulph, ST8 7EW.
£250,000



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NEW INSTRUCTION! Available For Viewings. (Full Details Will Follow Once Approved By Our Vendors.) We are delighted to offer for sale this extended double bay fronted detached bungalow with versatile accommodation including two double bedrooms and two reception rooms. Occupying a generous sized, elevated plot the property enjoys a non estate position with close proximity to Biddulph Town centre and its local amenities. Internally the property offers a stylish finish with a characterful spacious interior, together with original features, including the original internal doors. There is also oak flooring in the hallway and dining room. The bay fronted lounge has a wood burning stove which is a welcomed addition during the winter months. The accommodation as previously mentioned, offers versatility with the option of using the main lounge as an additional bedroom, if required. Externally, there is a good sized raised front garden which is mainly laid to lawn, with stocked feature borders. The driveway provides ample off road parking in addition to the attached brick-built garage. There is gated access leading to the rear of the property, leading to an enclosed garden with patio and lawned areas which are enclosed with timber fencing. There is also an external brick store room which would be a perfect utility space or ideal gardening & tool store. An extended property in this location rarely comes to the market; therefore, an early viewing appointment comes highly recommended without delay.



Entrance Hall

Part glazed French doors set into feature archway giving access to the enclosed porch.

Enclosed Porch

Quarry tiled floor. Light point, part glazed original timber door with decorative glass inset giving access to the Reception Hall.

Reception Hall

Real Oak wood finish floor. picture rail, radiator & loft access. Original panelled style doors giving access to the Lounge, Dining room, Bedrooms 1 and 2 and Bathroom.

Lounge

12' 0" x 12' 3" (3.65m x 3.74m)
(Maximum into bay) Feature UPVC double glazed bay window to the front aspect. Wood burning stove to chimney recess with exposed timber mantle, decorative ceiling coving, two wall light points, radiator.

Dining Room

10' 11" x 12' 0" (3.34m x 3.66m)
UPVC double glazed window to the rear aspect. Further secondary glazed window to the side aspect. Oak wood effect floor. Decorative ceiling coving. Built-in tall storage recessed unit and wall storage unit with period style doors, radiator. Open doorway leading through to:-

Breakfast Kitchen

11' 8" x 10' 0" (3.56m x 3.04m)
UPVC double glazed window to the side aspect. Frosted UPVC double glazed external door opening to the rear garden. Contemporary shaker painted wood kitchen units with contrasting work surface over. Fitted wood effect breakfast bar. Integral electric hob with chimney style extractor canopy over and electric double oven & grill below. Stainless steel circular bowl with matching style drainer & mixer tap over. Space & plumbing for washing machine. Space for a large American style fridge/freezer, stone effect mosaic splash back, radiator.

Bedroom One

11' 0" x 9' 10" (3.36m x 2.99m)
UPVC double glazed window to the rear aspect, radiator, built-in wardrobes.

Bedroom Two

12' 4" x 11' 11" (3.75m x 3.63m)
Feature UPVC double glazed bay window to the front aspect, radiator. Decorative ceiling coving.

Bathroom

Frosted UPVC double glazed window to the rear aspect. Three piece suite comprising: Panelled bath with shower screen and electric shower over. Vanity sink set in base storage unit. Low level WC, marble effect splash back. Access to the loft recessed, chrome heated towel radiator.

Attached Brick Built Garage

10' 9" x 14' 10" (3.27m x 4.51m)
(Internal dimensions) External power socket. light point. metal up and over garage door.

Front Garden

Driveway providing ample parking. Attractive stone built front perimeter wall. The remainder of the garden is laid to lawn with beautifully stocked floral and rose bush borders.

Rear Garden

Patio area and perimeter pathway adjacent to the property. The rear garden is mainly laid to lawn with stocked borders and is enclosed with timber fencing. External security lighting.

External Brick Store

4' 2" x 9' 11" (1.28m x 3.03m)
Ideal garden tool store room, light and power.



Note:
Council Tax Band:

EPC Rating:









Directions

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.

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