

**Whittaker** Est. 1930  
**& Biggs**  
**FOR SALE** | 01782 522117  
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Mayfield Road, Biddulph, ST8 7BX.  
£115,000

Est. 1930  
**Whittaker**  
**& Biggs**

## Mayfield Road, Biddulph, ST8 7BX.

This is a fantastic opportunity to acquire a Schindler constructed property having four bedrooms with newly refreshed decor and flooring.

This is an ideal property for the investment market or those with cash looking to purchase a family sized property.

This four bedroom home has an open plan lounge diner kitchen with open pantry store and adjoining space, which could create an additional utility space. To the first floor there are four bedrooms, bathroom and separate WC. Externally there is a newly laid gravel driveway with paving providing off-road parking for vehicles. To the rear aspect there is a generous sized rear garden, which is laid to lawn with a concrete patio area.

The property, as previously mentioned has been newly decorated throughout with the addition of new carpets and vinyl flooring. There's also a newly installed UPVC front entrance door.

This Schindler construction property is a cash purchases, however you are advised to make their own enquiries regarding the financing of this property. Offered for sale with no upward chain.



### Entrance Hall

Having a newly installed UPVC front door, radiator. Stairs off to 1st floor landing with UPVC double glazed window to the side aspect

### Open Plan Lounge Diner 14' 2" x 75' 0" (4.31m x 22.85m)

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

### Kitchen 11' 9" x 8' 5" (3.59m x 2.56m)

Having a UPVC double glazed window to the rear aspect, range of base units with fitted works is incorporating a single drainer stainless steel sink unit with mixer tap. Space and connection for a gas cooker, space and plumbing for washing machine. Radiator, extractor fan, open stairs store. Door giving access to:

### Vestibule 13' 3" x 4' 1" (4.03m x 1.24m)

Having front and rear timber half glazed doors giving access to the rear garden and frontage. Fully covered area ideal for utility space.

### First Floor Landing

Having access to loft space. WC having a white level WC with Perspex splashback to the rear wall, UPVC double glazed obscured window to the rear aspect, oak effect vinyl flooring.

### Bathroom 5' 6" x 6' 6" (1.67m x 1.98m)

Having a white panelled bath with over bath thermostatically controlled shower, pedestal wash hand basin. Radiator, UPVC double obscured window to the rear aspect, extractor fan, airing cupboard.

### Bathroom One 14' 2" x 9' 7" (4.31m x 2.92m)

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

### Bedroom Two 14' 3" x 8' 0" (4.34m x 2.44m)

Having a UPVC double glazed window to the rear aspect over looking the gardens, radiator, coving into ceiling

### Bedroom Three 8' 0" x 8' 7" (2.45m x 2.62m)

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

### Bedroom Four 6' 6" x 9' 1" (1.98m x 2.78m)

Plus alcove. UPVC double glaze window to the front aspect, radiator, over stairs open alcove for wardrobe space.

### Externally

To the front of the property is a gravelled driveway with paved path providing access to the front door. To the rear of the property is a fully enclosed garden laid to lawn with a concrete patio.



Note:  
Council Tax Band: Band A

EPC Rating: Band D

Tenure: believed to be Freehold







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