



Essex Drive, Gillow Heath, ST8 6SF.
£245,000

Whittaker ^{Est. 1930}
& Biggs

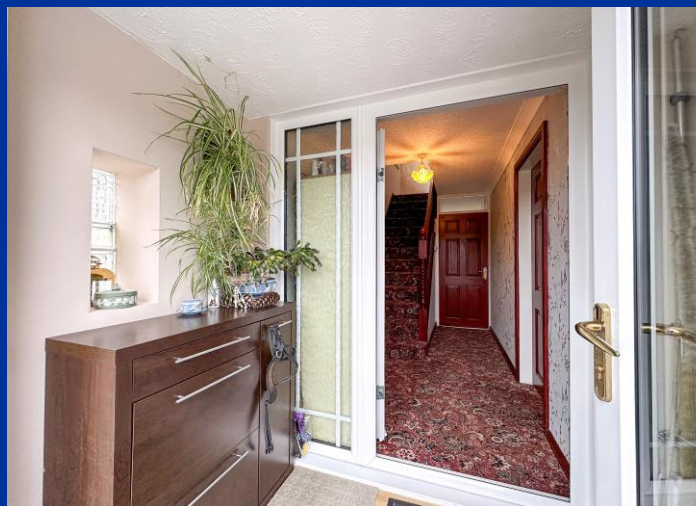
Essex Drive, Gillow Heath, ST8 6SF.

This three bedroom semi detached home is set upon a generous sized plot with beautiful landscaped gardens.

The accommodation includes a spacious open plan lounge-diner plus an adjoining conservatory, providing additional accommodation and views over the lovely rear gardens. You are invited into the property via the spacious hallway and front entrance porch. The kitchen has been refurbished with gloss units and contrasting wood effect worktops & quality integral appliances. To the first floor there are three bedrooms and a modern family bathroom with an over bath power shower and Laura Ashley tiling to the walls. Externally there is a spacious driveway, which extends to the side of the property allowing plentiful off road parking as well as space for a caravan/motorhome to the side. There is also potential for extending, subject to approval. The attached garage is also a useful benefit.

The rear gardens are delightful and are a generous size, laid to lawn with feature borders & well-established shrubs, all whilst enjoying a good degree of privacy. The gardens are a real feature of this impressive home and can be enjoyed throughout the seasons.

Located a stones throw away from Halls Road Recreational grounds as well as Biddulph Valley Walk Way, which is accessible from the end of the road. A fantastic home suitable for a variety of purchasers.



Entrance Porch

Having UPVC double glazed double doors with full length glazed panels. Radiator, recess lighting to ceiling, inset glazed brick blocks allowing natural light to each side. UPVC double glazed front entrance door with obscured glazed panelling through to the hallway.

Hallway

Having coving to ceiling, modern tall standing radiator, stairs to first floor landing. Hive heating system.

Open Plan Lounge Diner 12' 10" x 11' 5" (3.91m x 3.47m)

Having UPVC double glazed window to the front aspect, radiators including a modern standing radiator, coving to ceiling, and wall light points. Polished stone modern fireplace with gas fire. Opening through to open plan dining area.

Dining Room 10' 5" x 7' 9" (3.17m x 2.37m)

Having coving to ceiling, wall light points, wall mounted modern style tall standing radiator, and glazed saving hatch through to kitchen. Sliding UPVC double glazed doors to the conservatory.

Conservatory 10' 6" x 8' 2" (3.19m x 2.50m)

Of UPVC construction with a UPVC insulated clad roof. Full length windows to the rear and side aspect. Tiled floor, UPVC double glazed door to the rear aspect also giving access onto the patio and gardens.

Kitchen

Having a range of modern gloss wall mounted cupboards and base units with curved end panels having a fitted wood effect worksurface over with a laminate edge. Incorporating black glass and stainless-steel inset sink unit with mixer tap over. Space for an electric cooker, glazed splashback and black glass extractor fan with lighting over. Niche for a fridge freezer, integral washing machine, integral dishwasher.

Pantry store, white wood wash effect vinyl luxury flooring, matching laminate splashback to walls and tiling. Radiator, UPVC double glazed window and door to the rear aspect to the gardens. Recessed pelmet under cupboard lighting with serving hatch through to dining room.

First Floor Landing

Having UPVC double glazed obscured window to the side aspect. Airing cupboard housing hot water tank with linen storage above. Access to loft space.

Family Bathroom 8' 0" x 5' 5" (2.45m x 1.65m)

Having a modern suite comprising of jacuzzi style multi jet bath with overhead thermostatically controlled power shower and fixed glazed shower screen bath, pedestal wash hand basin and low level WC. UPVC double glazed obscured windows to the rear aspect, vinyl flooring, recessed LED lighting to ceiling, fully tiled with Laura Ashley tiles. Radiator.

Bedroom One 10' 6" x 11' 3" (3.21m x 3.44m)

3.99m into doorway. Having UPVC double glazed window to the front aspect. Tall standing modern radiator.

Bedroom Two 10' 7" x 10' 4" (3.23m x 3.14m)

3.90m into doorway having Upvc double glazed window to rear aspect over looking the gardens, radiator.

Bedroom Three 7' 2" x 8' 1" (2.19m x 2.46m)

Fitted wardrobe with mirrored sliding doors, open shelving to side. UPVC double glazed window to the front aspect, radiator, built-in store cupboard to over stairs. Radiator.



Externally

To the front of the property is a drive, providing off road parking for multiple vehicles in addition to a caravan or motorhome, if required. The remainder of the front is laid to lawn with shrubs to the borders. The rear gardens are delightful and are of a generous size, laid to lawn with feature borders and well-established shrubs, all whilst enjoying a good degree of privacy.

Note:

Council Tax Band: Band C

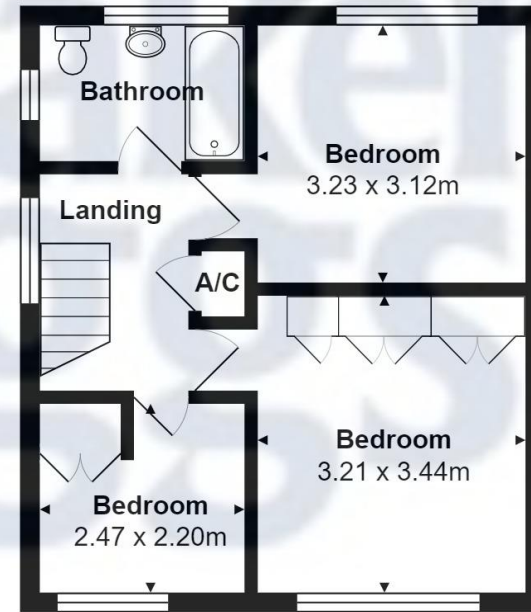
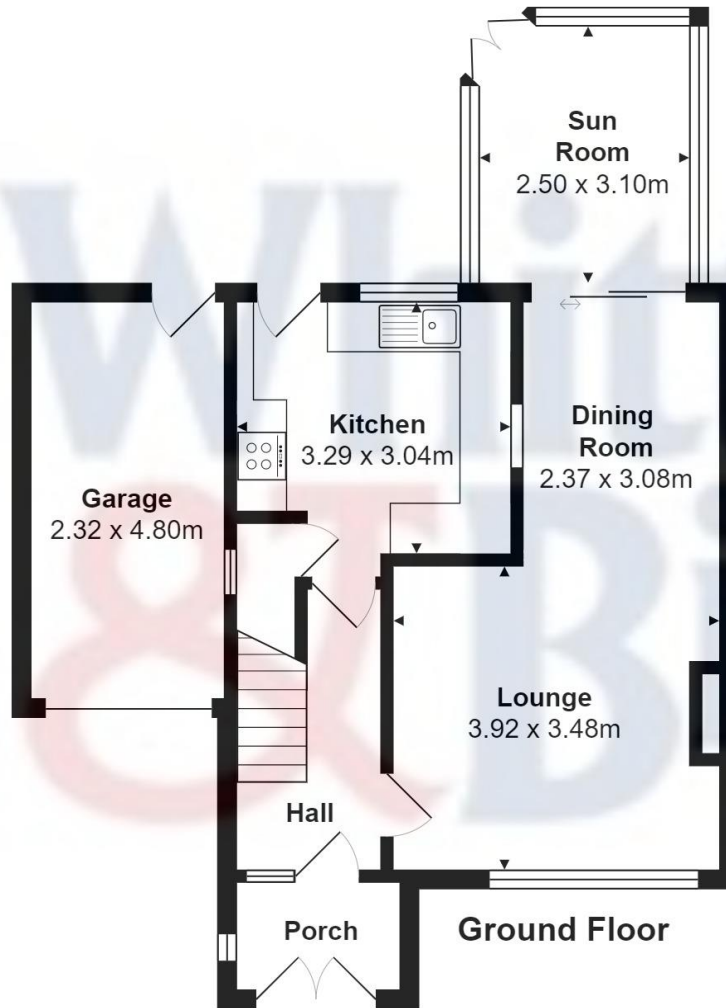
EPC Rating: TBC

Tenure: believed to be freehold









Total Area: 103.1 m²

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



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