



Fairfax Close, Biddulph, ST8 6ER.
£86,250

Whittaker
& Biggs Est. 1930

Flat 16, Fairfax Close, Biddulph, Staffordshire, ST8 6ER.

This one bedroom second floor apartment is an ideal opportunity for those looking for a home offering convenient & low maintenance living. This modern apartment has the benefit of an intercom system together with allocated parking and guest parking & is conveniently located for Biddulph town and it's many amenities. Internally, there is an open plan living room with bay window and dining area which leads round into the kitchen, one double bedroom, storage cupboard and modern bathroom. Externally there are communal grounds, which are maintained under the terms of the lease agreement. Offered for sale with no upward chain, this popular development offers an affordable opportunity for those looking for a low maintenance home.



ACCOMMODATION

Living Area 14' 4" x 12' 2" (4.37m x 3.70m)

Open plan with uPVC double glazed bay window. Electric heater.

Dining Area 9' 2" x 8' 6" (2.80m x 2.58m)

Open plan with uPVC double glazed window. Electric heater.

Kitchen 5' 10" x 5' 6" (1.79m x 1.67m)

Open plan dining through to the kitchen area with a range of wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer & mixer tap. Four ring electric hob with extractor over & electric oven. Space for fridge freezer & plumbing for washing machine.

Bathroom

White bathroom suite comprising panelled bath with shower and screen. Low level wc, pedestal wash hand basin, partially tiled walls, wall mounted electric heater & extractor fan.

Bedroom 9' 10" x 9' 7" (3.0m x 2.93m)

uPVC double glazed window. Electric heater.

Note:

Council Tax Band: Band A.

EPC Rating: TBC

Tenure: believed to be Leasehold.



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.

34 High Street Biddulph Stoke-On-Trent Staffordshire ST8

6AP

T: 01782 522117

E: biddulph@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Whittaker ^{Est. 1930}
& Biggs