



Well Street, Biddulph, ST8 6HY.
£279,950

Whittaker
& Biggs Est. 1930

Well Street, Biddulph, ST8 6HY.

This individually built family home offers a private position concealed from the roadside via double timber gates providing privacy and security.

This family home has spacious accommodation including three bedrooms with the main bedroom having an en-suite shower room and a feature Juliette balcony to the rear aspect allowing views on the horizon over Biddulph Moor.

There are two further good-sized bedrooms plus a fantastic sized family bathroom having a bath and separate shower cubicle.

The ground floor accommodation includes an enclosed porch and spacious hallway which allows access to the principal rooms as well as immediate access to the conveniently placed ground floor cloaks.

The spacious dining kitchen is well equipped with a range of Shaker style units and some integral appliances.

The rear open plan lounge diner has two sets of UPVC double glazed patio doors allowing optimum light and access onto the enclosed private rear gardens.

This room also has a commanding but modern feature fireplace providing a cosy ambience during the winter months.



Being of modern construction this property is fully double glazed and gas central heated, whilst offering competitive running costs being built around 15 years ago.

Externally the property is approached from the roadside via double timber gate allowing immediate access onto the generous sized block paved driveway which provides ample off-road parking.

The front of the property has an upgraded covered canopy with inset display lighting which illuminates the property at dusk.

There is gated side access to the rear garden which is laid along with an adjoining patio as well as having feature borders.

The property is well located for local schools and amenities of Biddulph town Centre offering a convenient position, ideal for those looking for an individual family home.

Offered for sale with no upward chain, viewing appointment is highly advised to appreciate the spacious accommodation and rear aspect views.

Entrance Porch

Having UPVC double doors with glazed panelling and matching windows. Tiled floor and courtesy light.

Entrance Hall

Having a porcelain tiled floor, recessed LED lighting to ceiling, radiator, and open under stairs store.

Ground Floor Cloaks

Having a low level W/C and wall mounted wash hand basin, tiled splashback, UPVC double glazed obscured window to the side aspect, extractor fan, and radiator.

Dining Kitchen 13' 7" x 11' 9" (4.15m x 3.57m)

Having a range of oak effect wall mounted cupboards and base units in shaker style finish with black contrasting worksurface, incorporating a one and a half bowl sink unit with mixer tap. Integral five ring gas hob with chimney style stainless steel extractor fan. Integral electric combination oven and grill, plumbing for washing machine and dishwasher, space for fridge freezer. Tiled floors, part tiled walls, recessed LED lighting to ceiling, UPVC double glaze window to the front aspect. Radiator.

Lounge 21' 2" x 12' 7" (6.45m x 3.83m)

Having twin UPVC double glazed French doors giving access to the rear garden, radiator, feature fireplace having polished stones surround with matching hearth and inset with electric coal effect fire. Recessed LED lighting to ceiling.

First Floor Landing

Having open stairs with staircase and handrail. Access to loft space, UPVC double glazed window to side aspect.

Bedroom One 13' 0" x 13' 8" (3.97m x 4.17m)

Having a feature Juliet balcony with UPVC double glazed patio doors and matching full length glazed side panels



having far reaching views over Biddulph Moor on the horizon. Radiator.

En-suite 3' 10" x 7' 4" (1.18m x 2.24m)

Having an enclosed double width shower cubicle with electric shower. low level W/C, pedestal wash hand basin. Fully tiled walls, recess LED lighting and extractor fan to ceiling, chrome heated towel radiator.

Bedroom Two 14' 3" x 11' 4" (4.35m reducing to 3.57m x 3.46m reducing to 2.88m)

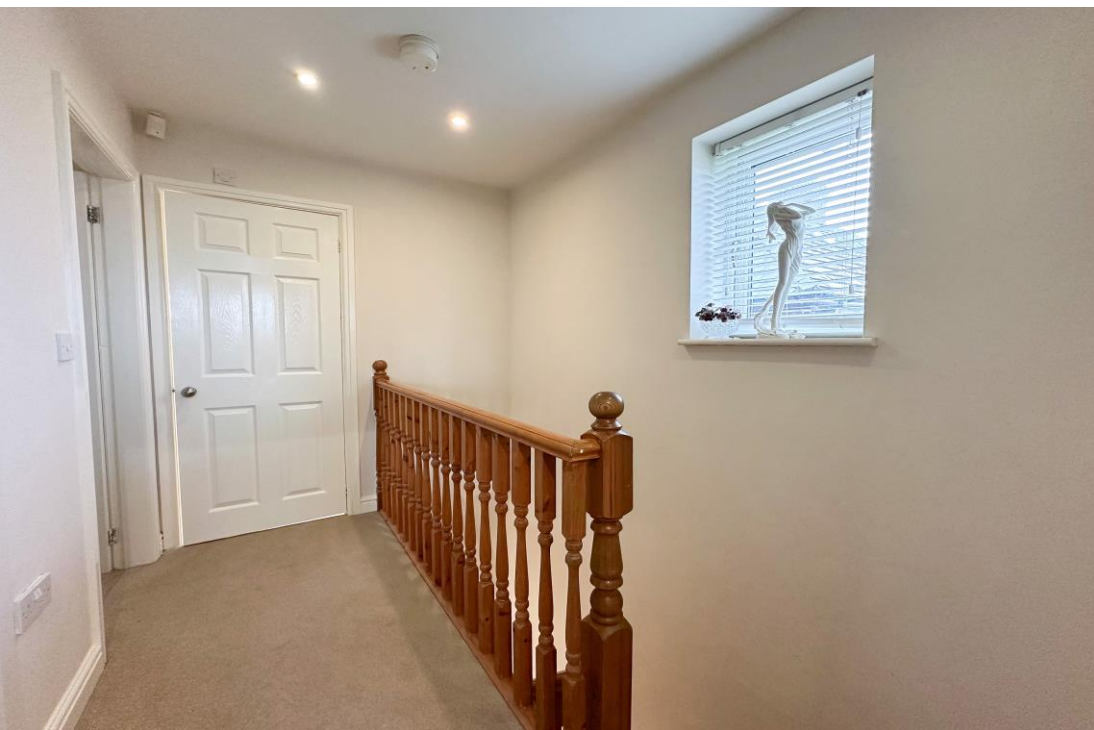
Having UPVC double glazed window to the front aspect, radiator. Reset LED lighting to ceiling.

Bedroom Three 8' 4" x 7' 1" (2.53m x 2.16m)

Having a UPVC double glazed window to the rear aspect with views over Biddulph Moor to the horizon. Radiator.

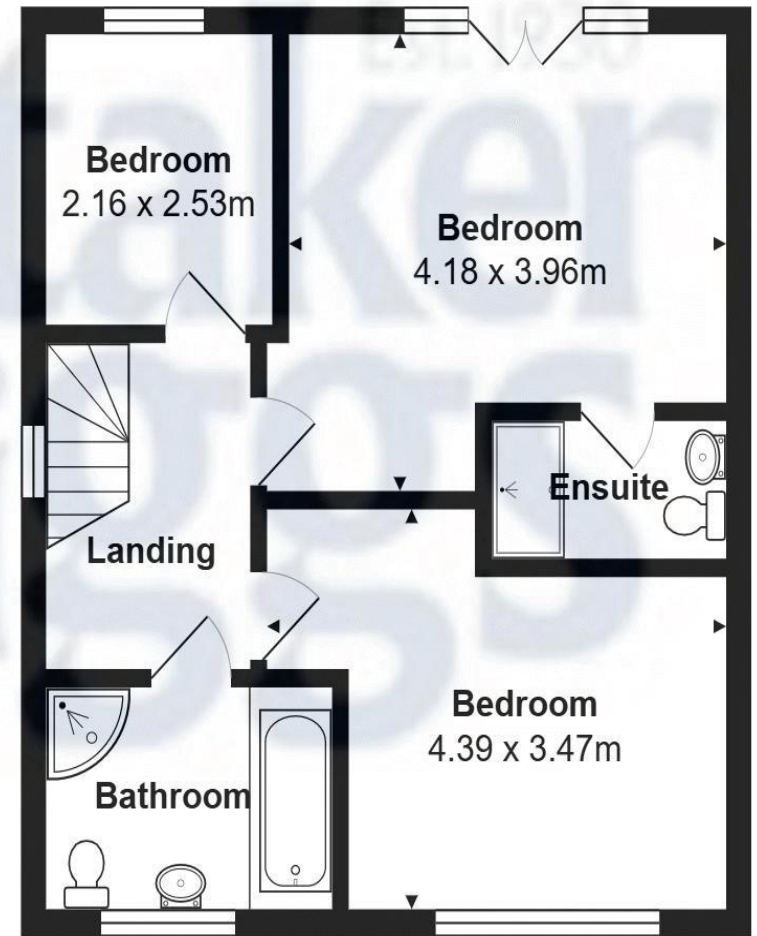
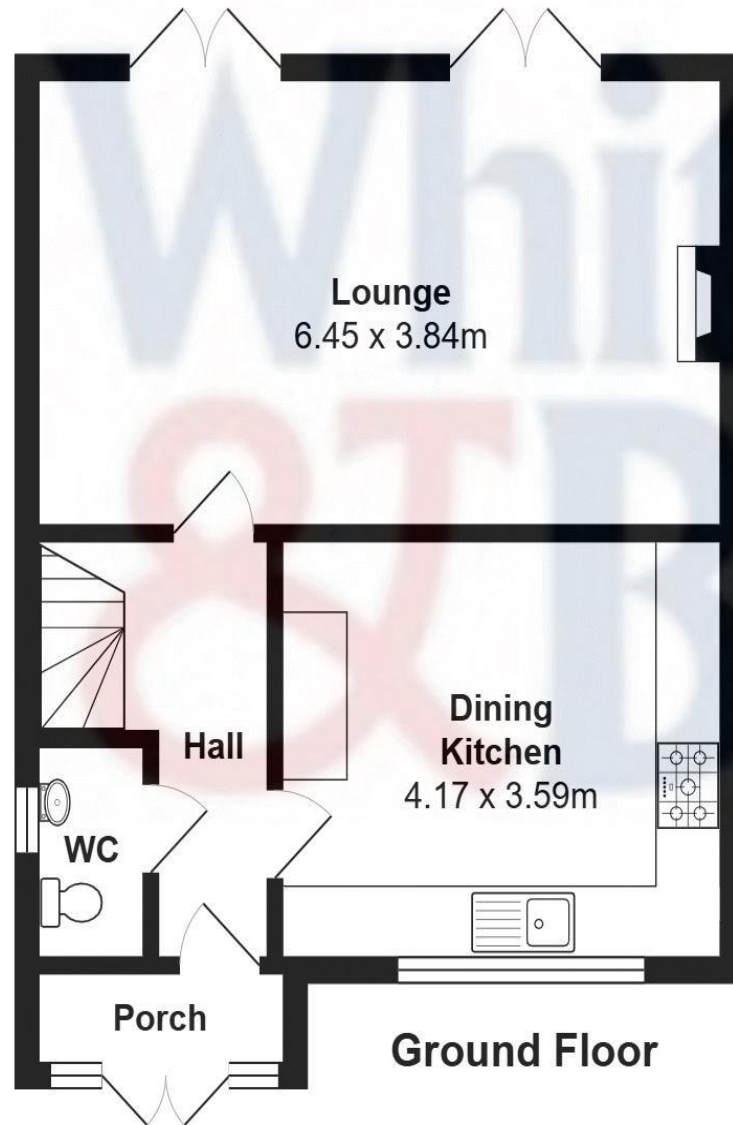






Total Area: 100.7 m²

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



First Floor



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