



## 8 Sawyer Drive, Biddulph, Stoke-On-Trent, Staffordshire, ST8

Asking Price £240,000

- Reduced By £10,000
- Open Plan Lounge/Dining Room And Adjoining Conservatory
- Gas Central Heating And UPVC Double Glazing.
- Close Proximity To Biddulph Town As Well As Local Schools.
- Detached Family Home Set Within A Sort After Location Of Haydon Park
- Potential To Create An Open Plan Dining Kitchen
- Set Within A Sort After location of Haydon Park
- Three Bedroom Accommodation
- Enclosed Rear Garden And Attractive Front Garden
- Close To Open Greenery And Nearby Access To Biddulph Valley Walkway



Directions

34 High Street, Biddulph, Staffordshire, ST8 6AP  
01782 522117

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

biddulph@whittakerandbiggs.co.uk  
www.whittakerandbiggs.co.uk