



Congleton Road, Biddulph, ST8 6DX.

£119,000

Whittaker Est. 1930
& Biggs

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Whittaker & Biggs are delighted to offer for sale this semi-detached home set within close proximity to Biddulph town centre with its many amenities to hand.

The property enjoys spacious accommodation including a front lounge & dining kitchen with separate utility area. To the first floor there are two double bedrooms with the rear benefiting from an en-suite shower room, in addition to a ground floor modern bathroom. Externally there is a fully enclosed rear yard leading up to an elevated paved patio area with two useful brick stores.

There is a combination gas fired central heating system plus Upvc double glazing (where stated). Although there is no formal parking to the property, there is unrestricted on street parking available directly outside the property.

Offered for sale with no upward chain, this conveniently situated semi offers an ideal opportunity for first time buyers & buy-to-let investors in particular. Viewing advised.



Lounge 13' 9" x 11' 2" (4.2m x 3.4m)

Upvc double glazed window & door to the front aspect, radiator. Feature fireplace with white timber surround & chrome effect gas fire.

Dining Kitchen 13' 9" x 11' 10" (4.2m x 3.6m)

Having a range of modern wall mounted cupboard & base units with work surface over incorporating a black single drainer sink unit with mixer tap over. Integral appliances including a stainless steel electric double oven with separate four ring gas hob with stainless steel extractor over. Upvc double glazed window to rear aspect, wood effect cushion floor. Plumbing for washing machine, radiator. Door to:-

Rear Vestibule

Part glazed Upvc side entrance door giving access to the rear yard. Gas fired central heating boiler, radiator, stairs to first floor landing.

Bathroom

White modern suite comprising; panelled bath with electric over bath shower, wash hand basin, low level WC. Fully tiled walls with contrasting border, chrome heated towel radiator. Frosted Upvc double glazed window to the rear aspect, tiled floor, extractor.

First Floor Landing

Providing access to:-

Bedroom One 13' 9" x 11' 2" (4.2m x 3.4m)

Upvc double glazed window to the front aspect, radiator.

Bedroom Two 11' 10" x 11' 2" (3.6m x 3.4m)

Upvc double glazed window to the rear aspect, radiator. Door to en-suite shower room having an enclosed shower cubicle with electric shower, low level WC & wash hand basin, extractor.

Externally

To the rear there is a fully enclosed rear yard with steps leading up to an elevated paved patio area. Two brick built external stores. Gated side access to the side garden.

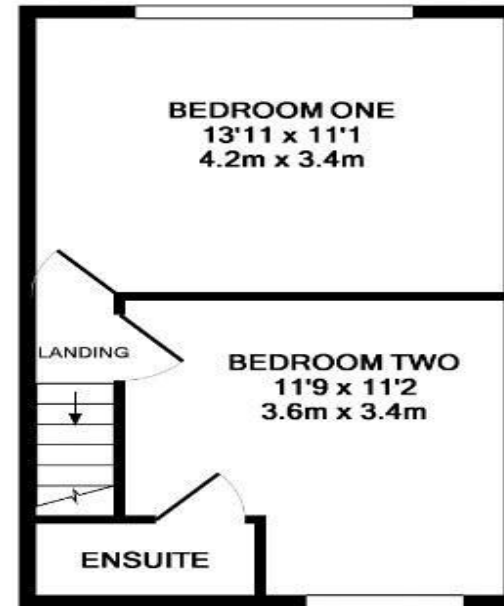
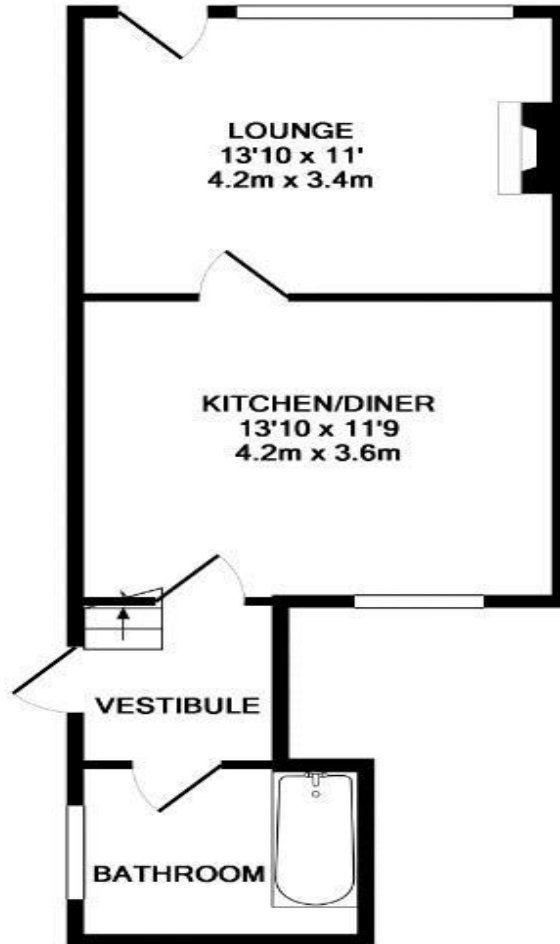


Note:
Council Tax Band: A

EPC Rating:

Tenure: believed to be Freehold



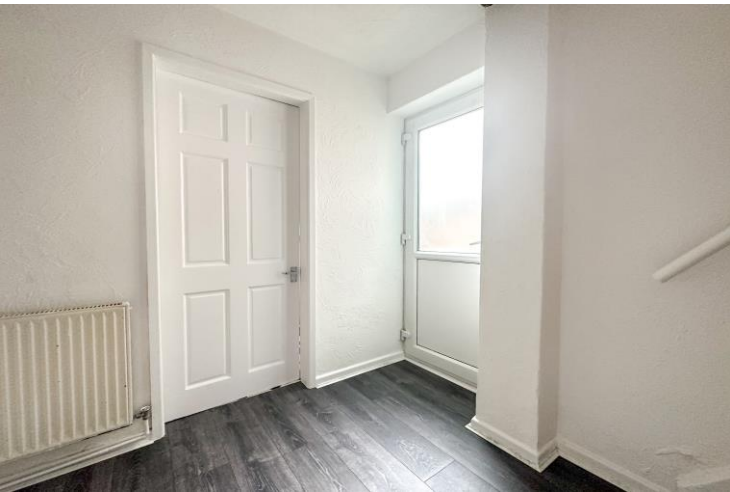


1ST FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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& Biggs**