

3 Swift Drive, Biddulph, Stoke-On-Trent, Staffs, ST8 7TX



Freehold £250,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date extended detached home situated in a cul de sac position on this ever popular development in Biddulph which provides ease of access to the A527 as well as being near to local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, lounge, modern fitted kitchen/dining room, garden room, downstairs WC, and to the first floor are three bedrooms along with a modern first floor shower room. Externally the gardens to both front and rear have been landscaped to provide off road parking along with ease of maintenance. Internal Inspection of This Beautifully Presented Home Is A Must !

ENTRANCE HALL

With composite multi glaze frosted front access door, coving to ceiling, four spotlight fittings, smoke alarm, electricity consumer unit, panelled radiator, BT telephone point (subject to usual transfer regulations), power points, modern wood effect grey flooring, stairs to first floor landing and door lead off to;



LOUNGE 4.09m x 3.51m (13'5" x 11'6")

With Upvc double glazed bow window to front, nine spotlight fittings, double panelled radiator, modern grey wood effect flooring, Sky Cube connection point (subject to usual transfer regulations), plus BT telephone point (subject to usual transfer regulations), modern marble feature fireplace with built in living flame coal effect gas fire, power points, door to under stairs storage cupboard providing ample domestic storage space and part panelled/part glazed door provides access off;



FITTED KITCHEN/DINING ROOM 4.52m x 2.87m (14'10" x 9'5")

With twelve spotlight fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, butchers block work surface with built in Beko four ring gas hob unit with Beko oven beneath and extractor hood above, integrated Blanco porcelain sink unit with chrome mixer tap above, integrated fridge/freezer, integrated slimline dishwasher, ceramic splashback tiling, ceramic tiled flooring, under cupboard lighting, power points, panelled radiator and access leads off to;



GARDEN ROOM 3.58m x 3.10m plus recess (11'9" x 10'2" plus recess)

With Upvc double glazed window to rear, two double glazed skylights, wall lamp light fitting, engineered oak flooring, double panelled radiator, BT telephone extension, TV aerial connection, power points, composite double glazed frosted side access door and access leads off to;



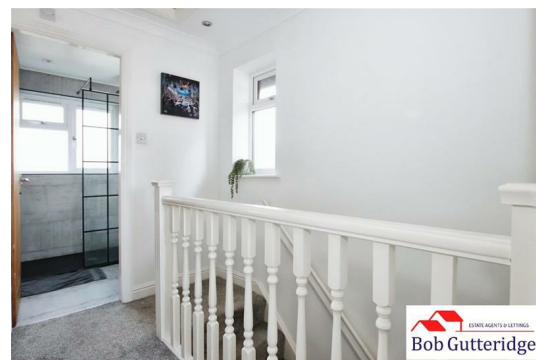
DOWNSTAIRS WC 1.83m plus recess x 0.94m (6'0" plus recess x 3'1")

With Upvc double glazed frosted window to side, enclosed light fitting, Manrose extractor fan, a built in suite comprising of dual flush WC, wall mounted sink unit with taps above, ceramic splashback tiling and engineered oak flooring.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, coving to ceiling, five spotlight fittings, smoke alarm, access to loft space, door to built in storage cupboard housing a combination boiler providing domestic hot water and central heating systems and doors lead off to room including;



BEDROOM ONE (REAR) 3.76m x 2.74m (12'4" x 9'0")

With Upvc double glazed window to rear, nine spotlight fittings, panelled radiator and power points.



BEDROOM TWO (FRONT) 2.74m reducing to 2.18m x 3.30m (9'0" reducing to 7'2" x 10'10")

With Upvc double glazed window to front, five spotlight fittings, panelled radiator and power points.



BEDROOM THREE 1.88m x 2.26m (6'2" x 7'5")

With Upvc double glazed window to front, five spotlight fittings, panelled radiator and power points.



FIRST FLOOR SHOWER ROOM

With Upvc double glazed frosted window to rear, fully aqua boarded in a modern grey stone effect, a built in suite comprising of dual flush WC, vanity sink unit with mixer tap above, walk in shower with glazed shower screen plus thermostatic direct flow shower, modern vertical towel radiator and LED mirror.

EXTERNALLLY



FORE GARDEN

With mature hedge to border, a tarmac driveway providing off road parking, stone chippings providing further off road parking along with ease of maintenance and a garden and timber gate provides access off to;



REAR GARDEN

Bounded by concrete post and timber fencing, an Indian stone paved area provides patio and sitting space, garden timber shed, external lighting and steps lead up to a paved area providing further BBQ and patio space along with a artificial grassed area providing ease of maintenance, rock cages to border with mature shrubs.



COUNCIL TAX

Band 'C' amount payable to Staffordshire Moorlands District Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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HOURS OF OPENING	
Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

