



## 2 Banbury Grove, Biddulph, Stoke-On-Trent, ST8 6AE

£172,500

- Well-presented two-bedroom semi-detached home
- Newly landscaped low-maintenance rear garden
- Convenient location close to a range of local amenities
- Spacious lounge, Kitchen/diner & Modern family bathroom
- Brick-built workshop/store with electricity supply
- Direct pedestrian access into Biddulph Town Centre
- Generous driveway providing ample off-road parking
- Pleasant views towards Mow Cop
- Ideal for first-time buyers, downsizers and small families

## 2 Banbury Grove, Stoke-On-Trent ST8 6AE

Occupying a generous plot within a highly convenient location, this well-presented two-bedroom semi-detached home offers an excellent opportunity for a variety of purchasers, including first-time buyers, downsizers, small families and those seeking easy access to local amenities.



Council Tax Band: B



The property enjoys direct pedestrian access from the development into Biddulph Town Centre, placing a range of shops, supermarkets, cafés and everyday conveniences within easy reach.

The accommodation is well proportioned throughout and comprises a welcoming lounge and a spacious kitchen/diner to the ground floor, providing an ideal space for both everyday living and entertaining. To the first floor are two good-sized bedrooms and a modern family bathroom.

Externally, the property benefits from a lawned frontage and a substantial driveway providing ample off-road parking for several vehicles. To the rear, a newly landscaped garden has been designed with low maintenance in mind, creating an attractive outdoor space that can be enjoyed throughout the year.

A standout feature of the property is the useful brick-built store/workshop, which benefits from an electricity supply and offers fantastic versatility for storage, hobbies, a workshop or potential home office space.

Adding further appeal are the pleasant rear views towards Mow Cop, providing an attractive backdrop to the garden and enhancing the property's overall setting.

Offering well-presented accommodation, generous outdoor space and a highly convenient location, this is a property available with no upward chain that must be viewed to be fully appreciated.

### **Dining Kitchen**

10'8" x 15'6"

Fitted with a range of wall and base units incorporating work surfaces over and an inset single drainer stainless steel sink unit with mixer tap. Space for an electric cooker, plumbing for a washing machine and breakfast bar area. Ample space for a dining table and chairs. Radiator. UPVC double glazed window overlooking the rear garden with views towards Mow Cop, together with a UPVC double glazed door providing access to the rear garden.

### **Lounge**

15'6" x 10'7"

A well-proportioned reception room featuring a UPVC double glazed bow window to the front elevation, feature fireplace with timber surround and electric fire, radiator and staircase rising to the first-floor accommodation.

### **First Floor Landing**

Radiator, loft access and useful built-in storage cupboard.

### **Bedroom One**

10'7" x 9'8"

UPVC double glazed window to the front elevation and radiator.

### **Bedroom Two**

10'7" x 8'5"

UPVC double glazed window to the rear elevation enjoying pleasant views towards Mow Cop. Radiator.

## Bathroom

8'3" x 4'11"

Fitted with a modern white suite comprising panelled bath with mixer tap and electric shower over, pedestal wash hand basin with mixer tap and low-level WC. Chrome heated towel radiator, partially tiled walls, vinyl tiled-effect flooring and UPVC double glazed obscured window to the side elevation.

## Externally

The property occupies a generous plot with a lawned garden to the front and a substantial driveway providing ample off-road parking for several vehicles. A gated side access leads through to the rear garden, which has been recently landscaped to create an attractive, low-maintenance outdoor space. Predominantly laid to decorative gravel with paved seating areas and stepping-stone pathway, the garden offers an ideal space for relaxing and entertaining whilst enjoying pleasant views towards Mow Cop. The garden is enclosed by fencing and benefits from a useful brick-built workshop/store.

## Workshop/Store

11'8" x 7'2"

A versatile brick-built workshop benefiting from power and lighting, fitted workbench, UPVC double glazed entrance door and additional double opening doors. Offering excellent potential for storage, hobbies, workshop use or a home office, subject to any necessary requirements.





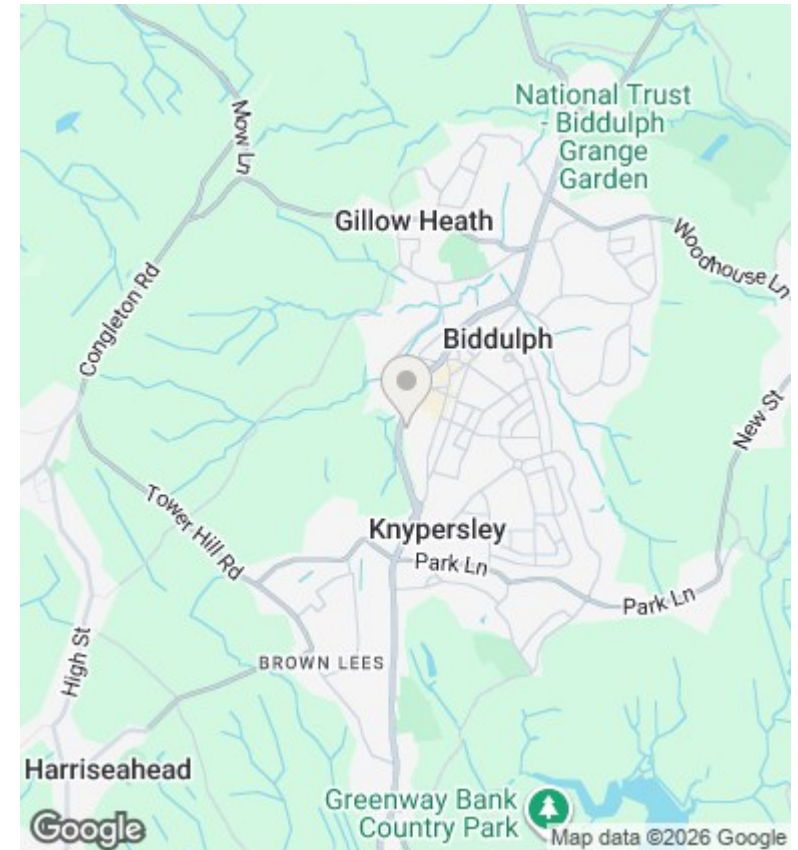
## Directions

## Viewings

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

## Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	