



## 8 Bellringer Close, Biddulph, Stoke-On-Trent, ST8 7PH

£210,000

- Three Bedroom Semi Detached House
- Spacious Lounge & Modern Kitchen
- Cul De Sac Location
- Off Road Parking & Detached Garage/ Workshop
- No Upward Chain

## 8 Bellringer Close, Stoke-On-Trent ST8 7PH

Situated within the popular Wharf Park development, this three-bedroom semi-detached home occupies a pleasant cul-de-sac position, conveniently located for Biddulph town centre and its wide range of local amenities, schools and commuter links.



Council Tax Band: B



Offered to the market with no upward chain, the property presents an excellent opportunity for purchasers to modernise and personalise the accommodation to their own specification, making it an ideal first time purchase, family home or investment opportunity.

The accommodation briefly comprises entrance hall, spacious lounge with feature brick fireplace and glazed doors opening through to the dining kitchen, fitted with a range of modern white gloss units and ample space for dining table and chairs. To the rear, the conservatory provides an additional reception area enjoying pleasant views over the rear garden and direct access outside.

To the first floor are three bedrooms together with a modern shower room fitted with a walk-in shower and vanity storage.

Externally, the property benefits from off road parking to the front together with a detached garage/workshop. The enclosed rear garden has been designed with ease of maintenance in mind, featuring paved patio areas, decorative gravel borders and established planting, creating an attractive outdoor space to enjoy throughout the seasons.

A fantastic opportunity to acquire a home within a well regarded residential development, offering excellent potential in a convenient location. Early viewing is highly recommended.

#### **Entrance Hall**

Having a UPVC double glazed front entrance door, stairs leading to the first floor landing, radiator and wall mounted thermostat.

#### **Lounge**

15'4" x 11'5"

Having a UPVC double glazed window to the front aspect overlooking the front gardens, radiator, feature brick fireplace with tiled surround, coving to ceiling and understairs storage cupboard.

#### **Dining Kitchen**

14'6" x 8'9"

Having a range of white gloss wall mounted cupboards and base units with fitted work surfaces over incorporating a 1½ bowl single drainer stainless steel sink unit with mixer tap over. Space for gas cooker with stainless steel splashback and matching chimney style extractor fan. Space for fridge and freezer, plumbing for washing machine, UPVC double glazed window to the rear aspect, continuous oak flooring through to the dining area having space for table and chairs, radiator and internal single glazed window and door leading through to the conservatory. Arch feature with glazed bi-folding doors leading through to the lounge.

#### **Conservatory**

10'0" x 7'6"

Of UPVC construction with dwarf brick base wall and polycarbonate roof, UPVC double glazed windows to the rear and side aspects with UPVC double glazed French doors giving access to the gardens.

#### **First Floor Landing**

Having access to loft space and UPVC double glazed window to the side aspect.

#### **Bedroom One**

14'0" x 8'2"

Having a UPVC double glazed window to the front aspect and radiator.

### **Bedroom Two**

10'1" x 8'0"

Having a UPVC double glazed window to the rear aspect overlooking the gardens and radiator.

### **Bedroom Three**

6'1" x 9'5"

Having a UPVC double glazed window to the front aspect, radiator and built-in store cupboard housing the Worcester gas fired central heating boiler.

### **Shower Room**

6'2" x 5'11"

Having a walk-in shower cubicle with fixed glazed shower screen and thermostatically controlled shower with Perspex screening. Fitted countertop incorporating wash hand basin with vanity storage under and WC with concealed cistern. Radiator, part tiled walls and vinyl effect flooring.

### **Externally**

The property enjoys low maintenance gardens to both the front and rear aspects.

To the front, there is a driveway providing off road parking alongside a decorative slate garden with feature borders creating an attractive approach to the property.

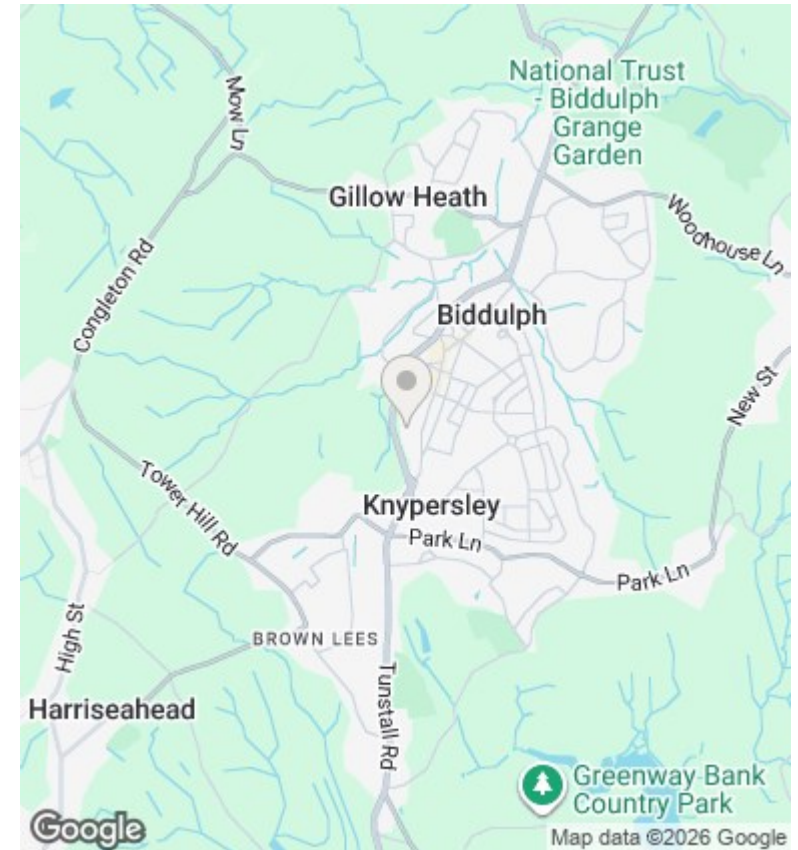
The enclosed rear garden has been designed for ease of maintenance, enjoying a paved seating area with decorative gravel borders, mature planting and established Japanese maple trees providing a pleasant degree of privacy and seasonal colour. There is also access to a useful detached garage/workshop.

### **Detached Garage**

Having a metal up and over door, side windows, and entrance door.







## 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>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(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	