



18 Woodland Street, Biddulph, Stoke-On-Trent, ST8 6LR

Price Guide £150,000

- Three Bedroom Semi Detached House
- Generous Open Plan Lounge/ Diner
- Modern Dining Kitchen With Pleasant Views Over Rear Garden
- Far Reaching Views Towards Mow Cop The Front Of The Property
- Off Road Parking & Good Sized Tiered Garden To The Rear
- No Upward Chain

18 Woodland Street, Stoke-On-Trent ST8 6LR

The property benefits from a traditional layout, with a separate entrance hallway providing access to the principal ground floor rooms, adding a practical and defined flow to the accommodation.



Council Tax Band: A



A standout feature of the home is the generous open-plan lounge/diner, providing a versatile and light-filled living space. With clearly defined areas for both relaxing and dining, and direct access onto the rear garden, this room lends itself perfectly to modern family living as well as entertaining.

The dining kitchen is fitted with a range of modern units and offers ample space for everyday use, with pleasant views over the rear garden.

The property is well positioned within close proximity to a range of local schools, shops, and everyday amenities, making it a practical choice for day-to-day living.

To the first floor, the property continues to impress with 3 well-proportioned bedrooms, including 2 front-facing bedrooms enjoying far-reaching views towards Mow Cop, adding a pleasant outlook.

Externally, the property benefits from off-road parking and a notably good-sized, tiered rear garden with patio areas and established planting, offering excellent potential for further landscaping or personalisation.

Offered for sale with no upper chain this well-located home presents an excellent opportunity to create a long-term family residence.

Entrance Hall

Having a UPVC double glazed entrance door and double glazed window to the side aspect. Stairs rising to the first floor landing. Fitted flooring.

Lounge/Diner

15'8" reducing to 10'1" x 17'5"

A spacious reception room having two radiators, feature gas fire, and UPVC double glazed patio doors opening onto the rear garden. Laminate flooring and coving to the ceiling.

Dining Kitchen

13'3" x 11'11" reducing to 8'1"

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Electric combination oven and grill with gas hob and stainless steel chimney-style extractor hood over. Plumbing for washing machine. UPVC double glazed window to the rear aspect and UPVC side door leading to the rear garden. Tiled-effect laminate flooring.

First Floor Landing

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

Bedroom One

13'7" x 10'0"

Having a UPVC double glazed window to the front aspect with far-reaching views. Radiator and laminate flooring.

Bedroom Two

13'8" x 7'2"

Having two UPVC double glazed windows to the rear aspect, radiator, laminate flooring, and built-in cupboard housing the hot water cylinder.

Bedroom Three

9'0" x 7'0" plus alcove

Having a UPVC double glazed window to the front aspect with distant views. Radiator.

Family Bathroom

7'9" x 5'2"

Fitted with a panelled bath, low-level WC, and wall-mounted wash hand basin. UPVC double glazed obscure window to the rear aspect and radiator.

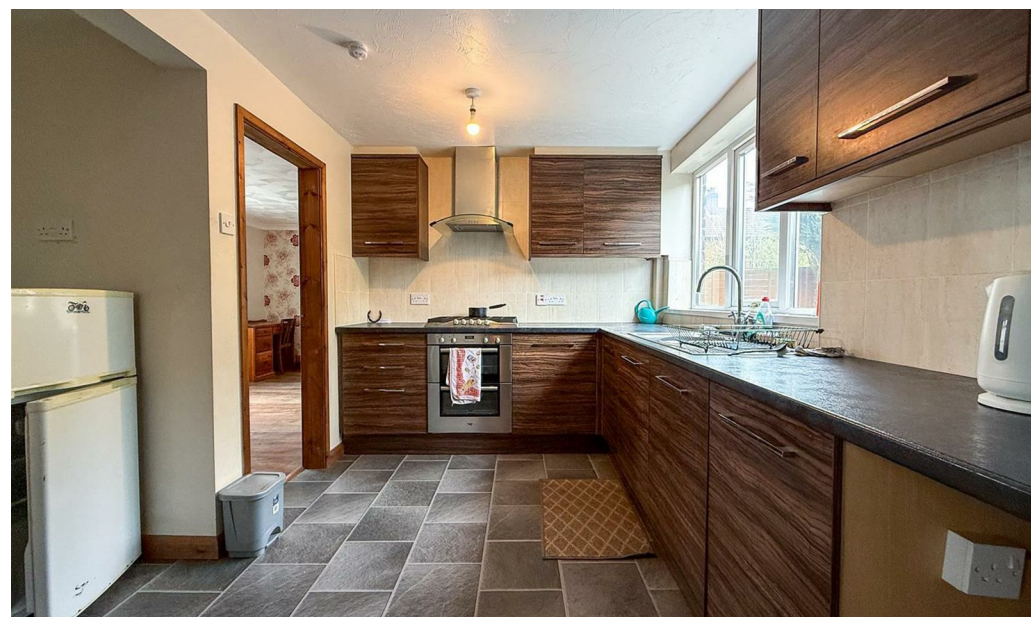
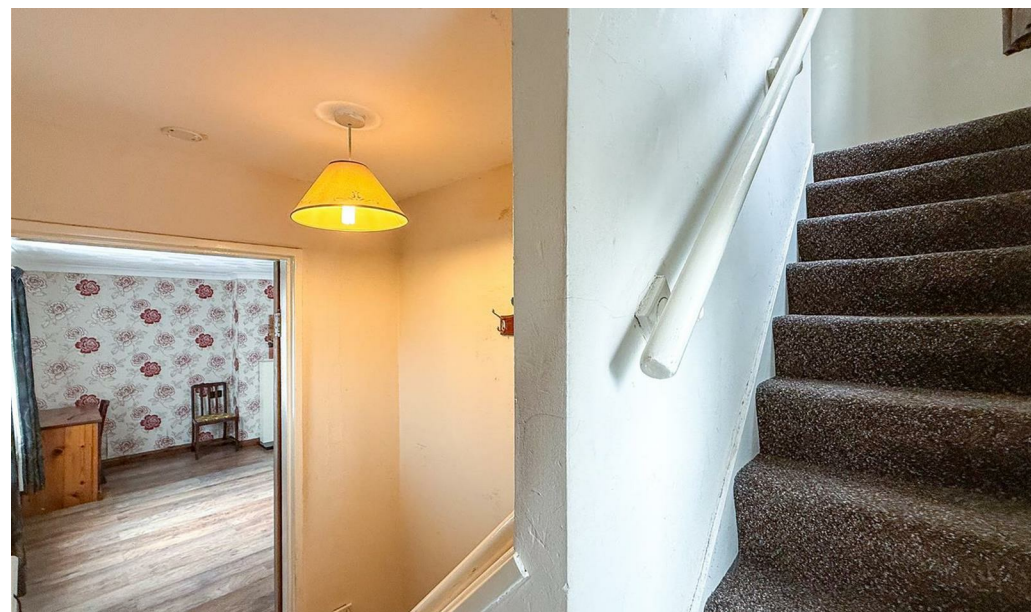
Externally

Driveway

To the front of the property is a driveway providing off-road parking. Lawned front gardens & gated side access to the rear garden.

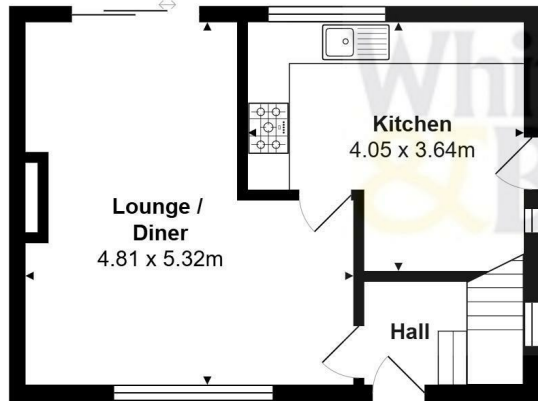
Gardens

The property benefits from gardens to both the front and rear. The rear garden is mainly laid to lawn with patio areas, creating an ideal space for outdoor seating and family use.

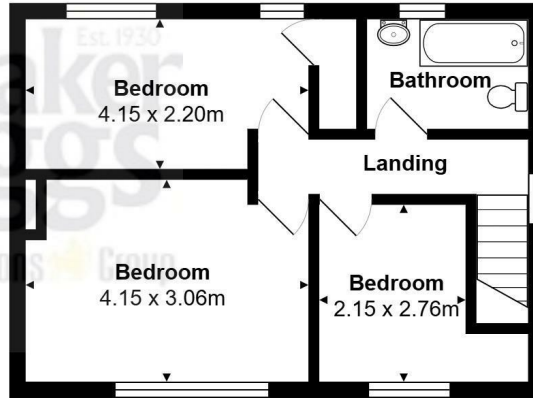




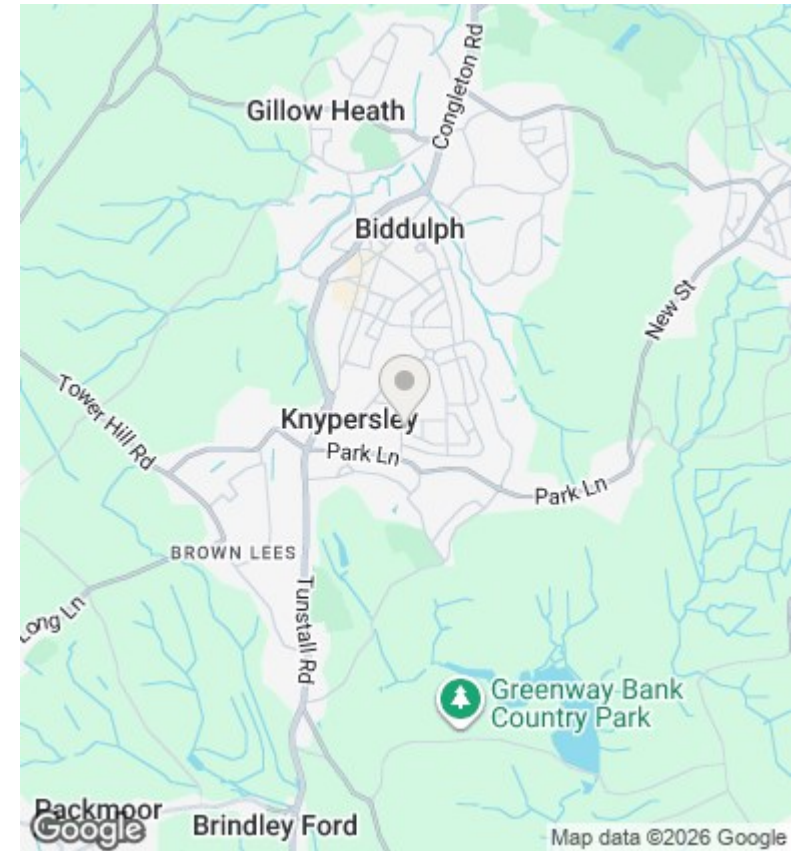
Total Area: 78.2 m²
 All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed



Ground Floor



First Floor



Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	