



TO LET

Mayfield Road, Biddulph


IRLAMS
of Knutsford

Biddulph, ST8 6LU

Mayfield Road - £1,100 pcm



The Property

EPC ENERGY RATING A!

This immaculately presented semi-detached property sits in a quiet location close to local amenities and good local schools. Located within Biddulph, on the doorstep of the Peak District, the Several time Gold Award and overall winner of the Britain In Bloom Large Town Category in the RHS Heart of England in Bloom Awards.

The property has recently been upgraded and refurbished to a high standard throughout with new kitchen, bathroom as well as a separate utility room and downstairs WC, this property has an excellent Energy Performance Certificate rating as well as roof solar panels which offer reduced utility bills. Comprising; hall, living room, dining kitchen, utility and downstairs WC, three generous bedrooms and bathroom.

The property is approached over a flag paved driveway providing off road parking to the front. The rear gardens are a real feature of the property with split level garden with patio, artificial lawn and gravel areas, all enclosed by woodlap fencing offering low maintenance and ideal for alfresco dining and entertaining.

Directions

From Congleton Town Centre proceed along A527 Congleton Road for approximately 4.5 miles into Biddulph. Take the left turn into Lawton Street, into Church Road and into Mayfield Road where the property will be found.



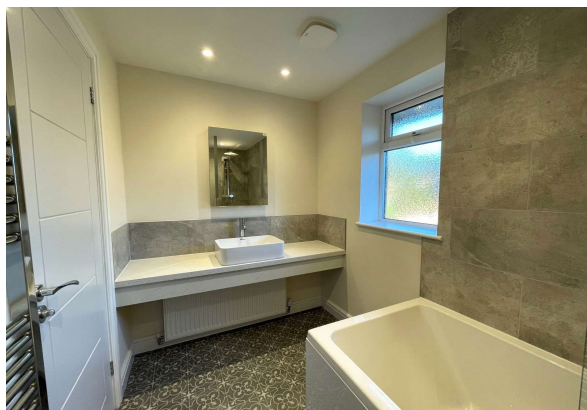
- EPC Energy Rating A & Solar PV panels
- Immaculately presented newly refurbished semi-detached property
- Spacious living accommodation
- Dining kitchen with appliances
- Utility room with washing machine & dryer
- Downstairs WC
- Three bedrooms
- Bathroom
- Off road parking & split level rear garden
- Unfurnished
- Available end April

Postcode – ST8 6LU

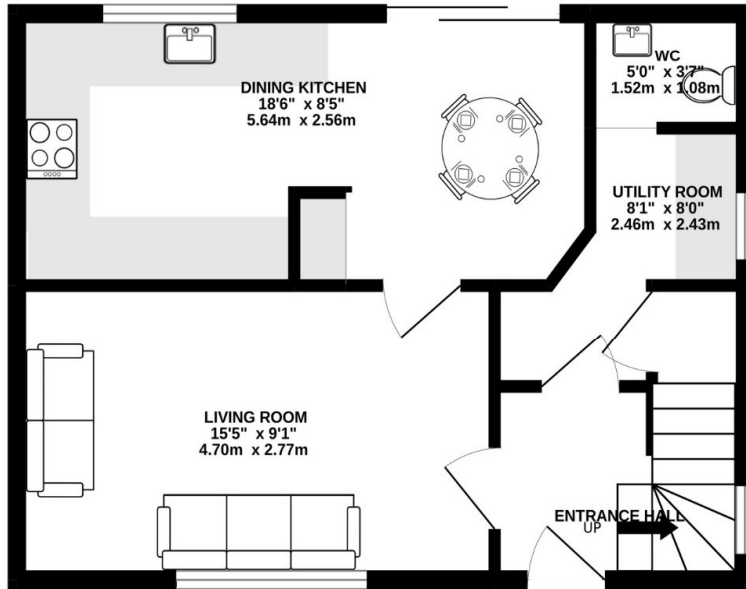
EPC Rating – A

Local Authority – Staffordshire

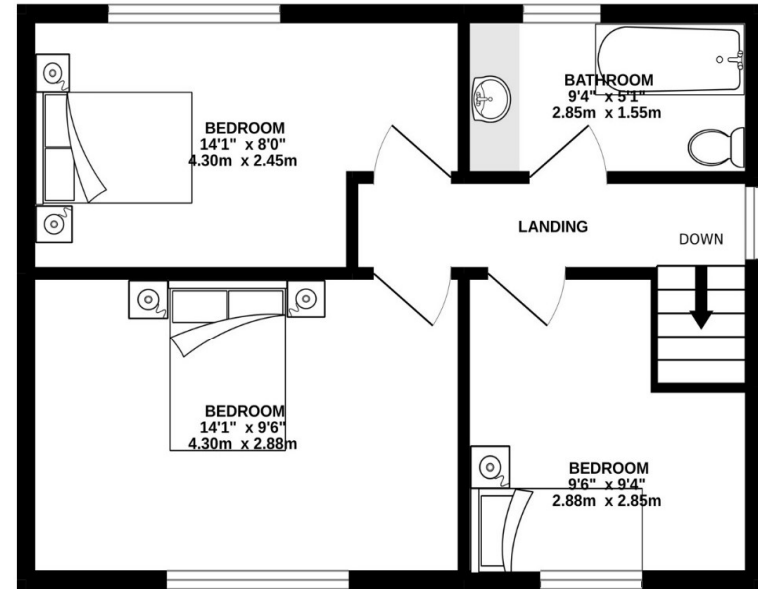
Council Tax – Band A



GROUND FLOOR
411 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

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