



27 Grangefields
Biddulph

 **BURY &
HILTON**
EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

27 Grangefields

Biddulph
Staffordshire
ST8 7SA

- * This spacious detached family home is located in one of Biddulph's most sought after and well established residential areas, close to Biddulph Grange Gardens and offering easy access to the town, amenities and schools.
- * The property is in need of some structural repair and also requires general updating and modernisation.
- * Benefits from Upvc double glazing and gas fired central heating.
- * The accommodation briefly comprises: Entrance Porch, Entrance Hall, Sitting Room, Large Living Room / Dining Room, Kitchen / Diner, Utility Room and W.c to the ground floor. Landing Area, Master Bedroom with En-Suite, Three further Bedrooms and Family Bathroom to the first floor.
- * Driveway to the front providing off street parking leading to a good sized integral garage with electric remote control door and power and lighting.
- * Pleasant sized rear garden area laid mainly to lawn with display borders and patio area.



Offers In The Region Of £300,000



4



2



2



D



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Porch

Tiled floor. Access to:

Entrance Hall

Stairs off. Radiator. Understairs storage.

Sitting Room 12'6 x 10'10 (3.81m x 3.30m)

Radiator.

Extended Lounge/Dining Room 18'8 x 26'9 max (5.69m x 8.15m max)

Radiator x 2. Gas fire. Sliding doors to rear.

Kitchen 13'7 x 8'10 (4.14m x 2.69m)

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Gas hob with extractor unit above. Double electric oven. Electric heater. Breakfast bar. Integrated dishwasher.

Utility Room 6'1 x 5'9 (1.85m x 1.75m)

Wall and base units. Plumbing point. Tiled floor.

Cloakroom

W.c. Wash basin. Radiator. Tiled floor.

Rear Porch

Tiled floor. Rear door. Wall and base units.

Landing

Loft access. Radiator. Feature window. Airing cupboard.

Bedroom One 14'9 x 11'7 (4.50m x 3.53m)

Radiator. Fitted range of wardrobes and storage units.

En-Suite Shower Room

Shower cubicle. W.c. Wash basin. Radiator.

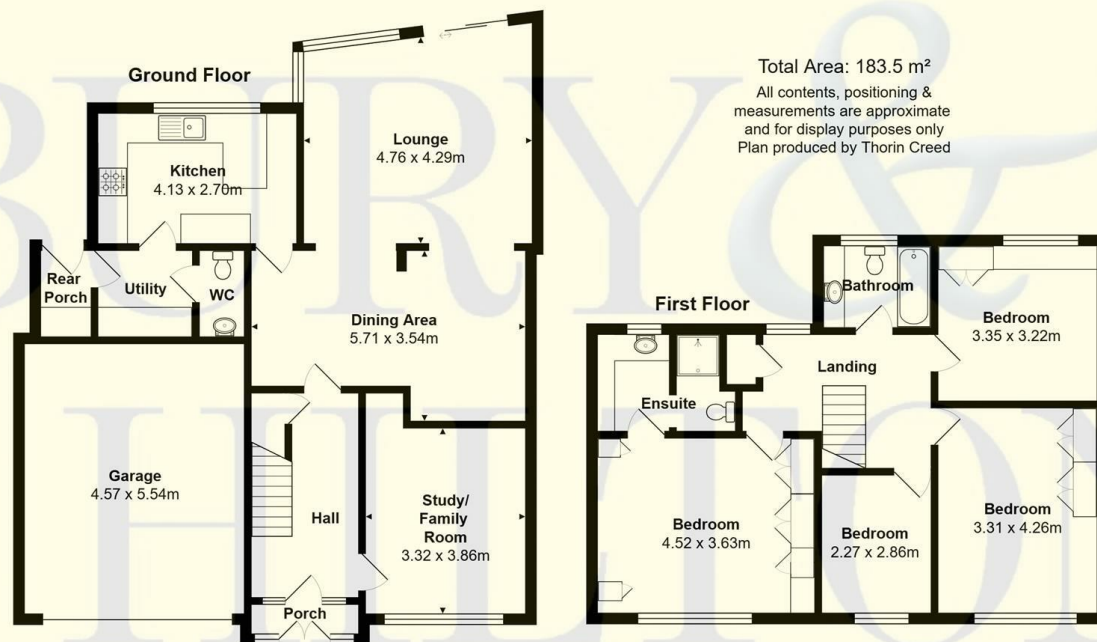
Bedroom Two 10'5 x 10'11 (3.18m x 3.33m)

Radiator.

Bedroom Three 13'11 x 10'11 (4.24m x 3.33m)

Radiator. Laminate flooring. Fitted storage units.





Bedroom Four 9'2 x 7'5 (2.79m x 2.26m)

Radiator.

Bathroom

Bath with feeder shower over. W.c. Wash basin. Tiled walls.

Outside

Driveway to the front providing off street parking leading to a good sized integral garage with electric remote control door and power and lighting. Pleasant sized rear garden area laid mainly to lawn with display borders and patio area.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Tenure & Possession

The property is sold freehold with vacant possession granted upon completion.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811