



## 6 Coppice Close, Biddulph, ST8 6EU

£130,000

- Three Bedroom Mid-Terraced Property
- Refurbishment Opportunity
- Off-Road Parking To The Front
- Offered For Sale With No Upward Chain
- Cul-De-Sac Location
- Spacious Lounge & Kitchen
- Low Maintenance Paved Rear Garden
- Good Sized Accommodation Throughout
- Suitable For Families
- Open Views To The Front Towards Mow Cop

# 6 Coppice Close, Biddulph ST8 6EU

Located close to Biddulph Town Centre, this three-bedroom mid-terrace property offers a cul-de-sac location and good sized accommodation throughout which is ready for updating.



Council Tax Band: A



Whittaker  
& Riggs  
Est. 1930



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The ground floor includes a spacious lounge and a kitchen that would benefit from modernisation. The bathroom also needs refurbishment, giving the new owner a chance to put their own stamp on the property.

Upstairs, there are three well-sized bedrooms, making the home suitable for families or anyone needing extra room.

Outside, there is off-road parking to the front and a paved rear garden which provides a low-maintenance style. There are also some open views to the front towards Mow Cop.

This is a great option for anyone looking for a home they can modernise to their own taste. Offered for sale with no upward chain.

#### **ALL SERVICES / APPLIANCES HAVE NOT AND WILL NOT BE TESTED**

Whittaker & Biggs are now in receipt of an offer for the sum of £125,000 for 6 Coppice Close, Biddulph, ST8 6EU.

Anyone wishing to place an offer on the property should contact Whittaker & Biggs 34 High Street, Biddulph, ST8 6AP 01782 522117 before exchange of contracts.

#### **Entrance Hall**

Having a UPVC double glazed front entrance door with stained glass panel, radiator, stairs to first floor landing.

#### **Lounge**

13'11" x 13'5"

Having a UPVC double glazed window to the front aspect with stained glass motif, radiator, feature fireplace with gas fire and timber surround.

#### **Kitchen**

16'4" x 8'1"

Having a range of wall mounted cupboard and base units with fitted worksurface over, incorporating a ceramic single drainer sink unit with mixer tap over. Radiator, single glazed and double glazed window to the rear aspect, rear entrance door. Plumbing for washing machine. Integral electric combination oven and grill with ceramic hob over.

#### **First Floor Landing**

Having access to loft space.

#### **Bathroom**

7'7" x 5'4"

Having a panelled bath, low-level WC, plumbing for wash hand basin. UPVC double glazed obscured windows to the rear aspect, chrome heated towel radiator.

#### **Bedroom One**

12'4" x 10'6"

Having a UPVC double glazed window to the rear with partial views to Mow Cop castle. Radiator, built-in storage cupboard housing gas fire central heating boiler.

### **Bedroom Three**

8'9" x 7'6"

Having a window to the front aspect, radiator, and laminate flooring.

### **Bedroom Two**

9'2" x 10'4" plus doorway

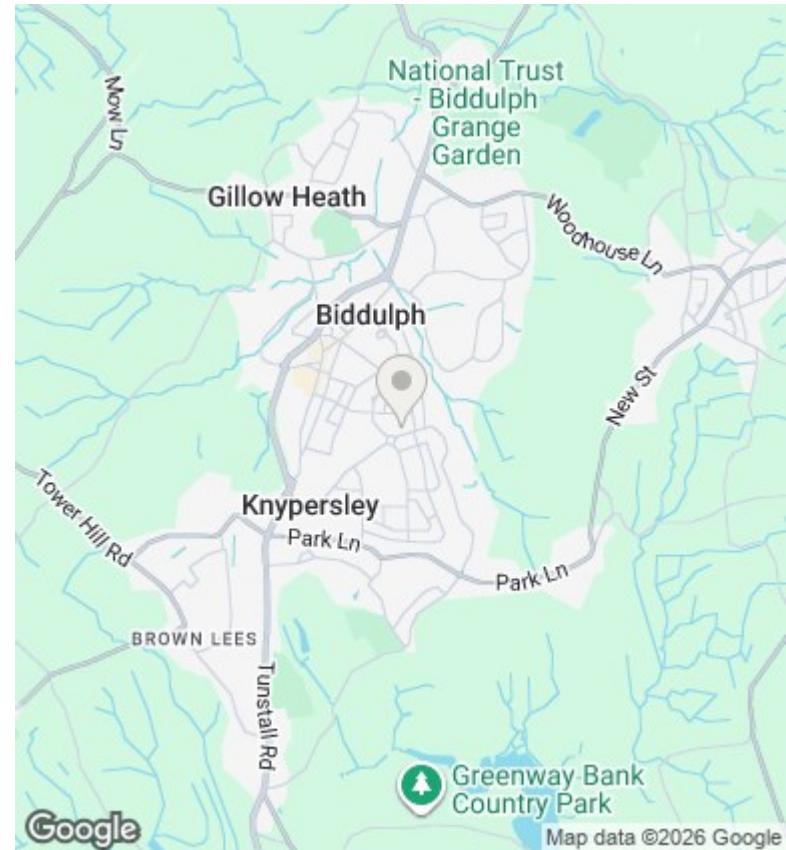
Single glazed window to the rear aspect, radiator, laminate flooring, and coving to ceiling.

### **Externally**

There's a double with driveway providing off-road parking whilst to the rear there is a paved garden.







## Directions

### Viewings

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

### Council Tax Band

A

| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A       | 85                      |
| (81-91)  | B       |                         |
| (69-80)  | C       |                         |
| (55-68)  | D       | 65                      |
| (39-54)  | E       |                         |
| (21-38)  | F       |                         |
| (1-20)   | G       |                         |
| Not energy efficient - higher running costs              |         |                         |
| England & Wales  |         | EU Directive 2002/91/EC |