



55 Halls Road, Biddulph, Stoke-On-Trent, ST8 6BU

£260,000

- Detached Bungalow In Non-Estate Location
- Spacious Lounge With Sliding Doors Into Rear Garden
- Generous Driveway
- Two Double Bedrooms With Built-In Wardrobes
- Open-Plan Dining Area
- Detached Garage
- Desirable South-Facing Garden
- Bathroom With Modern Walk-In Shower
- Neatly Landscaped Gardens

55 Halls Road, Stoke-On-Trent ST8 6BU

A Detached Bungalow in a Prime Non-Estate Location.

Whittaker & Biggs are delighted to present this attractive two bedroom detached bungalow, set in a highly sought after, non estate position.

Enjoying a desirable south-facing garden, this home combines practicality with comfort and is ideally located close to Biddulph town centre and the scenic Biddulph Valley Walkway.



Council Tax Band: D



Internally, the property offers well-planned accommodation. The spacious lounge, complete with sliding doors onto the rear garden, seamlessly adjoins the open-plan dining area, creating an excellent flow for everyday living and entertaining alike. A separate fitted kitchen is accessed from the dining room.

There are two double bedrooms, both benefitting from built-in wardrobes. The principal bedroom is particularly appealing, enhanced by a walk-in bay window which provides a bright and airy feel. The bathroom is fitted with a modern walk-in shower, ideal for those with impaired mobility.

Externally, the property boasts a generous driveway leading to a detached garage, providing ample off-road parking and space for a caravan/motorhome. The gardens are neatly landscaped enjoying a good degree of privacy with the rear garden enjoying a sunny, south-facing orientation.

This bungalow represents an excellent opportunity to secure a well located home in one of Gillow Heaths most sought after areas, within close proximity to local amenities and countryside walks.

Open Plan Lounge/ Diner

Dining Area

11'1" x 10'11"

Having a UPVC double glazed window to the side aspect, radiator. Wall light points, built-in storage cupboard. Opening through into the lounge.

Lounge

17'8" x 11'8"

Having a feature fireplace with ornate timber surround with marble effect inset with matching hearth and electric fire. Wall light points. Double glazed patio doors giving access to the rear garden. Radiator

Kitchen

7'8" x 11'10"

Having a range of wall mounted cupboards and base units with fitted worksurface over incorporating a composite one and a half bowl single drainer sink unit with mixer tap over. Integral electric combination oven and grill with separate four ring gas hob and extractor fan over. Space for fridge freezer, plumbing for washing machine. Radiator, tiled floor, gas fired valiant central heating boiler, UPVC double glazed door to the side aspect and UPVC double glazed window to the rear aspect overlooking the gardens.

Inner Hallway

Having access to loft space. Built-in airing cupboard housing hot water cylinder with shelving over. Coving to ceiling.

Shower Room

7'10" x 6'0"

Having a walk-in double width shower cubicle with fixed glazed shower screen and thermostatically controlled shower and pull down shower seat in fully tiled area. Pedestal wash hand basin, low level WC, fully tiled walls, chrome heating towel radiator, UPVC double glazed obscured window to the side aspect, clad ceiling with recessed LED lighting. Tiled effect laminate flooring. Extractor fan to ceiling.

Bedroom One

11'3" x 12'6" into bay plus wardrobe space

Having integral fitted wardrobes with sliding mirror doors. Radiator. UPVC double glazed walk-in bay window to the front aspect.

Bedroom Two

13'0" reducing to 8'9" plus wardrobe x 7'8"

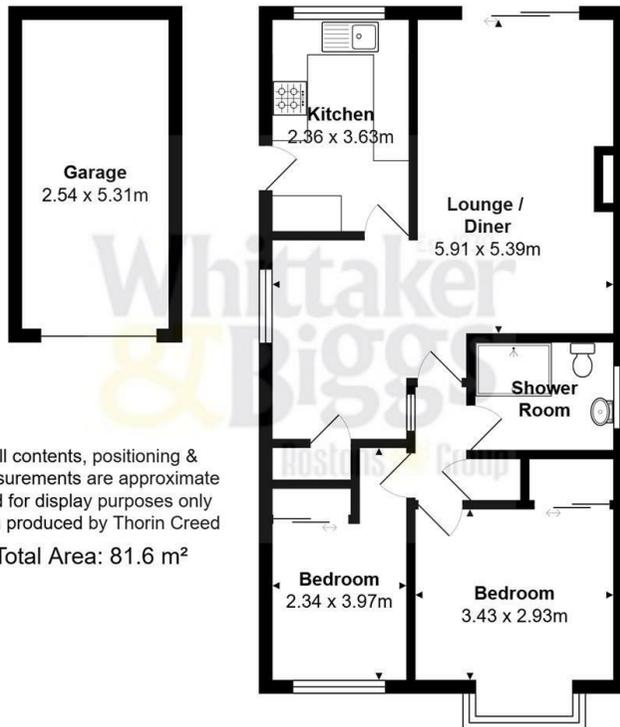
Having a UPVC double glazed window to the front aspect, radiator. Built-in wardrobe with mirrored doors.

Externally

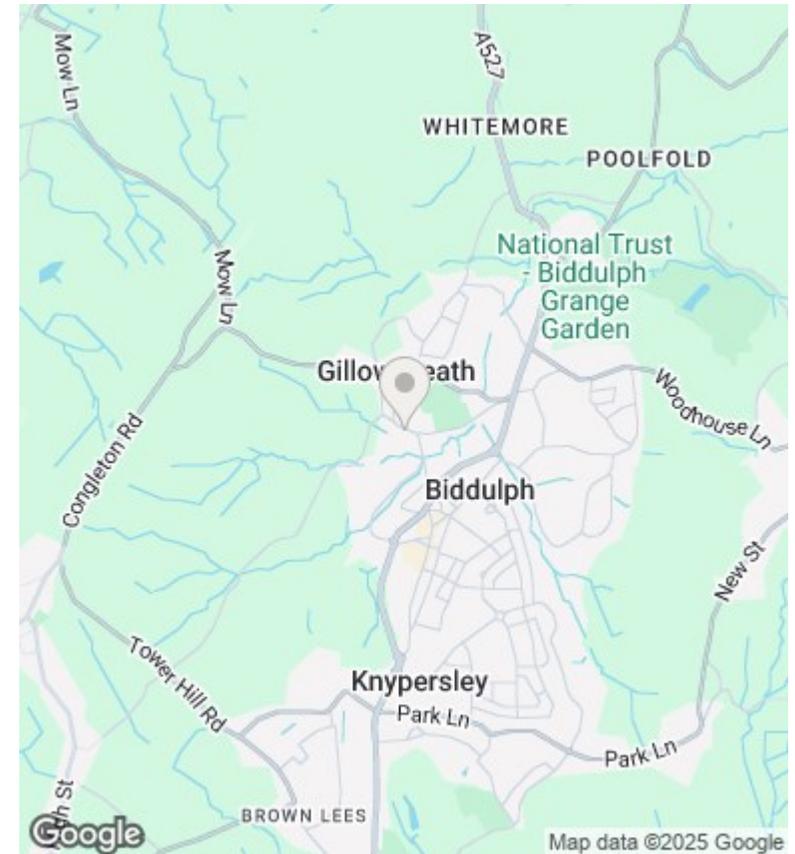
The property is approached from the roadside onto a front driveway extending to the side of the property also giving access to the rear garage which has a pitch roof and a metal up on a door. Secure gated side access leading to the rear garden. Fully enclosed rear garden having a South facing position. Laid to lawn with feature borders stocked with an assortment of plants and shrubs, adjoining paved patio. The garden also enjoys a good degree of privacy.







All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed
 Total Area: 81.6 m²



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC