



**Biddulph Road
, ST6 6TA**

- DETACHED BUNGALOW
- WITH NO CHAIN
- FURTHER POTENTIAL TO IMPROVE
- PORCH, HALLWAY, KITCHEN/DINING RM
- LOUNGE WITH FRENCH DOORS
- TWO DOUBLE BEDROOMS, SHOWER ROOM
- GARDENS TO FRONT & REAR
- GARAGE & A DRIVEWAY

£170,000





Property Description

INTRO

A detached bungalow offered For Sale with no chain & some further potential to update, remodernise & improve, comprising, an entrance porch, a wide hallway, a good sized lounge to the rear with french doors, a kitchen/dining room, two double bedrooms, a shower room. Externally are gardens to the front and rear, along with a gravelled driveway & a detached outbuidling. The bungalow has majority of UPVC double glazing. Gas central heating. The property is located within a popular location with easy access to all amenities. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 6TA. Proceed from the roundabout at Great Chell and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH

Entered through a glazed door with panels. Door to:



HALLWAY

12' 4" x 8' 10" (3.76m x 2.69m)

An imposing wide hallway with doors to all ground floor rooms.

LOUNGE

17' 6" x 11' 11" (5.33m x 3.63m)

French doors to the garden. Feature fireplace, two radiators. A timber framed window to the side.

KITCHEN/DINER

17' 6" x 9' 10" (5.33m x 3m)

Windows to both the side and rear elevations. A range of wall and base units, single drainer sink, worksurface. UPVC external entrance door.

BEDROOM ONE

14' 10" x 11' 11" (4.52m x 3.63m)

Window to the front elevation. Radiator.

BEDROOM TWO

14' 2" x 9' 10" (4.32m x 3m)

Window to the front and side elevation. Radiator.

SHOWER ROOM

Window to the side elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling. Access to the loft. A boiler cupboard with a Main Eco Combi boiler we gather is drained down.

EXTERNALLY

FRONTAGE

Shrub borders. A gravel drive provides off road parking. Access to the side of the property which is approx 7' wide and leads to:

REAR

Garden area with shrub borders.

DETACHED OUTBUILDING

Brick construction. Up and over front entrance door, side external door.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk





FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke On Trent City Council

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements