



## 20 Grangefields, Biddulph, ST8 7SA

Asking Price £325,000

- Detached Bungalow
- Potential To Modernise
- No Upward Chain
- Set Within A Select Development
- Sizeable Plot With Woodland To The Rear
- Three Bedrooms
- Ample Off-Road Parking To The Front



## 20 Grangefields, Biddulph ST8 7SA

Three Bedroom Detached Bungalow In Need Of Modernisation, Set Within A Select Development Of Other Individually Designed Properties.

Grangefields is one of Biddulph's most desirable locations being within close proximity of the National Trust, together with good road links to neighbouring Staffordshire and Cheshire Towns.



Council Tax Band: D



Internally, the property comprises of a sizeable entrance hall, three bedrooms, lounge, dining room, dining kitchen, family bathroom and separate WC. This property also benefits from having the option to create additional accommodation from the larger than average integral garage, if required.

Set upon a good sized plot, there is an extensive driveway providing ample off-road parking to the front, whilst to the rear there is a good sized rear garden offering a good degree of privacy. The property also benefits from additional woodland to the rear.

Offered for sale with no upward chain, a property with so much potential within an exclusive location comes rare to the market, therefore a viewing appointment is imperative to avoid disappointment.

### **Entrance Hall**

Having a glazed door to the front elevation leading into the entrance hallway with an additional window to the front elevation, loft hatch providing access to the roof space and a cupboard housing the central heating system.

### **Dining Room**

9'10" x 11'5"

Having a double glazed full length UPVC window to the rear elevation, coving to ceiling and a step leading down into the lounge.

### **Lounge**

10'5" x 19'4"

Having a double glazed UPVC window to the side elevation, wall light points, open fireplace. Sliding patio doors to rear elevation.

### **Dining Kitchen**

10'9" x 13'1"

Fitted with a range base and wall mounted units with work surface over incorporating double stainless steel sink with mixer tap over. Gas cooker point, pantry store, double glazed UPVC window to the rear elevation, door leading through to the garage.

### **Integral Garage**

14'1" x 31'9"

Fitted up and over action door, a double glazed UPVC window to both the side and rear elevation, side and rear access doors, sink unit.

### **Bedroom One**

10'9" x 13'9"

Having a double glazed UPVC window to the front elevation.

### **Bathroom**

7'6" x 9'2"

Fitted with a coloured suite comprising panelled bath with shower over, wash hand basin set within a vanity unit with storage cupboard, UPVC double glazed obscured window to the side elevation.

### **Separate WC**

2'3" x 7'6"

Fitted with a white low level WC and an obscured double glazed UPVC window to the side elevation.



### **Bedroom Three**

7'6" x 7'10"

Having a double glazed UPVC window to the side elevation and a built-in wardrobe.

### **Bedroom Two**

11'5" x 10'9"

Having a double glazed UPVC window to the side elevation and built-in wardrobes.

### **Externally**

#### **Front of the Property**

To the front the garden is laid to lawn with flower beds containing a range of mature plants, shrubs, and trees. There is a driveway providing ample off-road parking and a paved pathway leading to the front entrance door.

#### **Rear Garden**

To the rear of the property the rear garden is mainly laid to lawn with flower beds containing a range of mature plants and shrubs. The property also benefits from additional woodland to the rear. The property offers a good degree of privacy and is fully enclosed. Rear access to the garage.









Directions

Viewings

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

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