



## 9 Northfield Drive, Biddulph, Staffordshire, ST8 7DU

Asking Price £245,000

- Traditional Detached Bungalow With Accommodation Over Two Floors
- Spacious Lounge & Breakfast Kitchen
- No Upward Chain
- Two Ground Floor Bedroom & First Floor Bedroom & Bathroom
- Attractive Front & Rear Gardens
- Extended Having A sizable Utility Room & Modern Shower Room
- Drive, & Garage

# 9 Northfield Drive, Biddulph ST8 7DU

**\*\*REDUCED\*\* DETACHED DORMER BUNGALOW\*\* THREE BEDROOMS\*\*** This traditional detached dormer bungalow has accommodation over 2 floors including two bedrooms to the ground floor & a first floor bedroom & bathroom to the first floor. Although in need of some updating the property has the benefit of a rear extension which has a sizable utility room & a modern shower room.

In addition, there is a sizeable lounge & breakfast kitchen as well as a spacious hallway with an adjoining porch. The accommodation is versatile and would suite a variety of purchasers including families. There are attractive front & rear gardens to the property plus a driveway with a detached garage.

Located within a popular location close to local amenities & nearby Woodhouse Middle School & Oxhey First School.

Offered for sale with no upward chain, viewing is advised to appreciate the potential of this spacious family home.



Council Tax Band: C



### **Entrance Porch**

UPVC double glazed door to the front elevation. - Size : -

### **Entrance Hallway**

Radiator, wood glazed door to the front elevation. - Size : -

### **Bedroom One**

13'3" x 11'0" into bay

Radiator, UPVC double glazed bay window to the front elevation. - Size : - 13'3" x 11' 0" (4.04m x 3.35m) into bay

### **Living/Dining Room**

12'6" x 18'4"

Two radiators, UPVC double glazed window to the side elevation, wood double glazed window to the side elevation, UPVC double glazed bay window to the front elevation, wall lights, gas fire set on marble style hearth with mantle and stone surround. - Size : - 12' 6" x 18' 4" (3.81m x 5.60m)

### **Bedroom Two**

11'0" x 12'0"

Radiator, UPVC double glazed window to the rear elevation. - Size : - 11' 0" x 12' 0" (3.36m x 3.66m)

### **Breakfast Kitchen**

9'0" x 17'4"

Range of fitted units to the base and eye level, four ring hob, extractor above, electric grill and fan assisted oven, stainless steel one and half bowl sink unit with chrome mixer tap, UPVC double glazed window to the rear elevation,

integral dishwasher, tiled splashbacks, space for freestanding fridge/freezer, radiator, space for Dining room table and chairs. - Size : - 9' 0" x 17' 4" (2.74m x 5.29m)

### **Utility Room**

8'6" x 5'3"

Radiator, plumbing for washing machine, space for dryer, UPVC double glazed window to the side elevation, UPVC double glazed door to the rear elevation. - Size : - 8' 6" x 5' 3" (2.59m x 1.60m)

### **Shower Room**

7'9" x 3'8"

Corner shower with electric Triton electric shower, lower level WC, vanity sink unit with storage, chrome heated ladder radiator, tiled, UPVC double glazed window to the side and rear elevation. - Size : - 7' 9" x 3' 8" (2.35m x 1.12m)

### **Inner Hallway**

11'1" x 7'5"

Staircase to the first floor, UPVC double glazed window to the side elevation, radiator.

- Size : - 11' 1" x 7' 5" (3.37m x 2.27m)

### **Bedroom Three**

15'1" x 5'4"

UPVC double glazed window to the front elevation, radiator, eaves storage and built in storage. - Size : - 15' 1" x 5' 4" (4.61m x 1.62m)

## Bathroom

5'2" x 14'11"

UPVC double glazed window to the rear elevation, bidet, built in cistern, vanity sink unit with storage beneath, panelled bath with chrome mixer tap and shower attachment, eaves storage, radiator, splashbacks. - Size : - 5' 2" x 14' 11" (1.57m x 4.55m)

## Externally

To the front is block paved driveway with continuation to the side of the property to the carport, steps, well stocked garden, gated access to the rear garden.

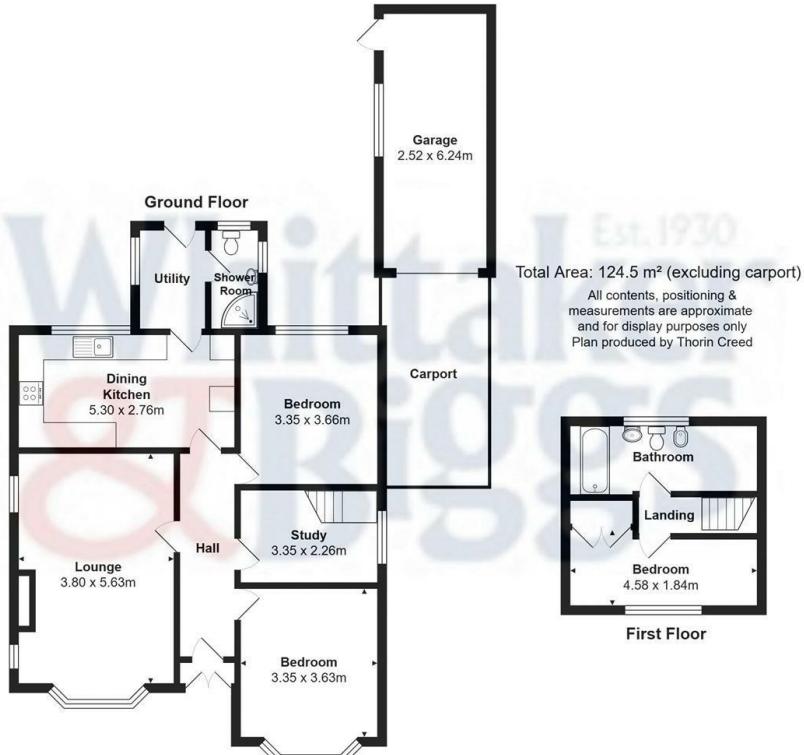
Rear Garden- The rear garden is laid to patio, lawns, well stocked, timber shed, outside water tap, fenced boundaries, access to the side with gated access.

Garage – Window to the side elevation, pedestrian door to the side elevation, up and over door.

- Size : -







## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F		56
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	