



## 19 Coopers Way, Biddulph, Stoke-On-Trent, Staffordshire, ST8 6SS

Asking Price £220,000

- Three Bedroom Link-Detached Home
- Dining Kitchen With Gloss Units
- Low Maintenance Rear Garden
- No Upward Chain
- Spacious And Versatile
- Family Bathroom With Bath And Enclosed Shower
- Driveway Providing Ample Parking
- Generous Family Lounge
- Maintained Lawned Garden To The Front
- Viewing Highly Recommended

# 19 Coopers Way, Stoke-On-Trent ST8 6SS

**\*\*REDUCED BY £30,000\*\*** This well-positioned three bedroom link-detached family home is located in the sought-after Hayden Park development in Biddulph, offering spacious and versatile accommodation with the added benefit of no onward chain. Ideally situated just a short stroll from the scenic Biddulph Valley Walkway, it provides a harmonious blend of peaceful surroundings with convenient access to Biddulph town centre and its range of local amenities, including highly regarded schools.



Council Tax Band: C



### **Entrance Hall**

Having a UPVC double glazed side entrance door with obscured glazed panelling and matching side panel. Open under stairs, store cupboard. Stairs off to first floor landing.

### **Ground Floor Cloaks**

Having WC and wall mounted wash hand basin. Fully tiled walls with UPVC double glazed obscured window to the side aspect.

### **Lounge**

15'7" x 10'11"

Having a UPVC double glazed window to the front aspect overlooking the front gardens and driveway. Feature stone fireplace with gas fire, tiled inset and matching hearth. Timber mantle over and matching display unit.

### **Dining Kitchen**

15'7" maximum x 12'0"

Having a range of grey gloss modern wall mounted cupboards and base units with fitted worksurface over incorporating a single drainer sink unit. Integral electric combination oven and grill with separate gas hob over and chimney style stainless steel extractor fan. Space for Fridge, plumbing for washing machine and space for dryer. Defined dining area with radiator and UPVC double glazed patio doors giving access onto the rear gardens with full length glazed panels. UPVC double glazed window also to the rear aspect.

### **First Floor Landing**

Having a UPVC double glazed window to the side aspect, access to loft space.

### **Bedroom One**

15'8" x 12'0"

Having twin UPVC double glazed windows to the front aspect, radiator.

### **Bedroom Two**

8'6" x 11'3"

Having a UPVC double glazed window to the rear aspect, radiator. Built-in wardrobe.

### **Family Bathroom**

10'6" x 5'6"

Having an enclosed corner shower cubicle on a raised plinth with electric Triton shower. Panelled bath, pedestal wash hand basin and WC. Fully tiled walls, UPVC double glazed obscured window to the side aspect. Store cupboard housing Worcester gas fire central heating boiler with linen storage underneath.

### **Bedroom Three**

11'3" x 6'11"

UPVC double glazed window to rear aspect, radiator. Exposed floorboards and open wardrobe with hanging rails.

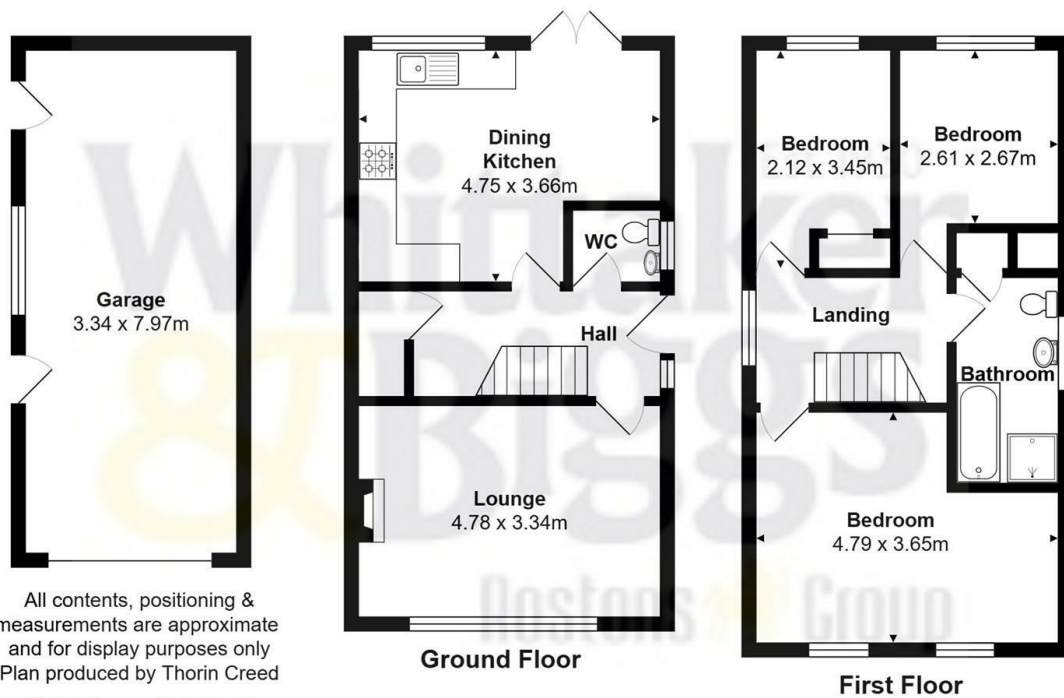
### **Detached Garage**

11'0" x 26'2"

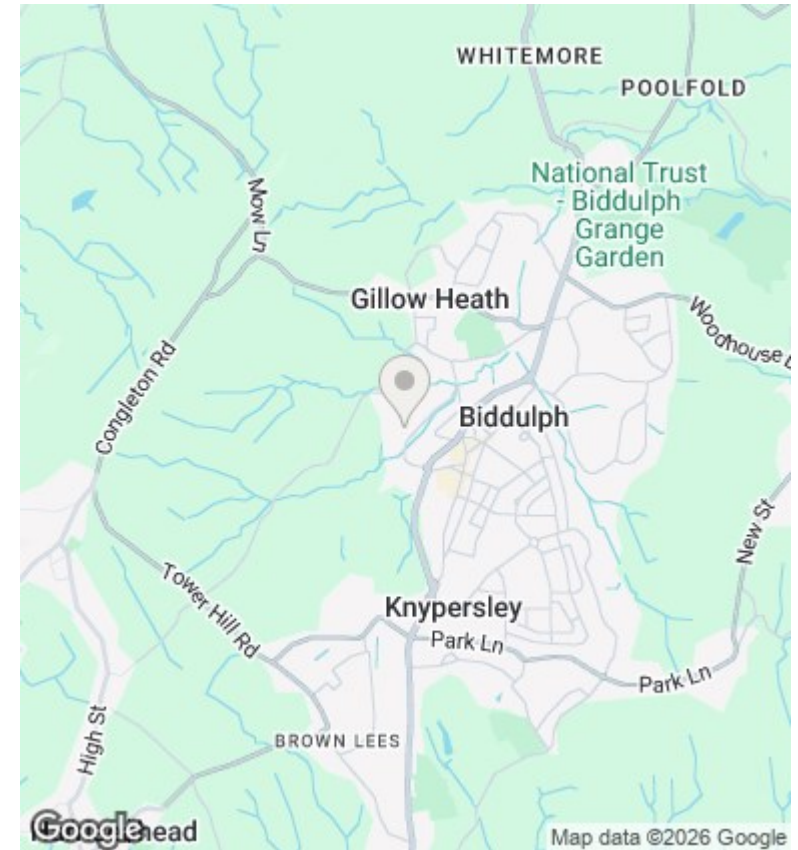
Window and side entrance door, metal up and over door. Electric light and power.







All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed  
 Total Area: 114.7 m<sup>2</sup>



### Directions

### Viewings

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

### Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC