



Lawton Street, Biddulph, ST8 6EY.
£185,000

Whittaker Est. 1930
& Biggs

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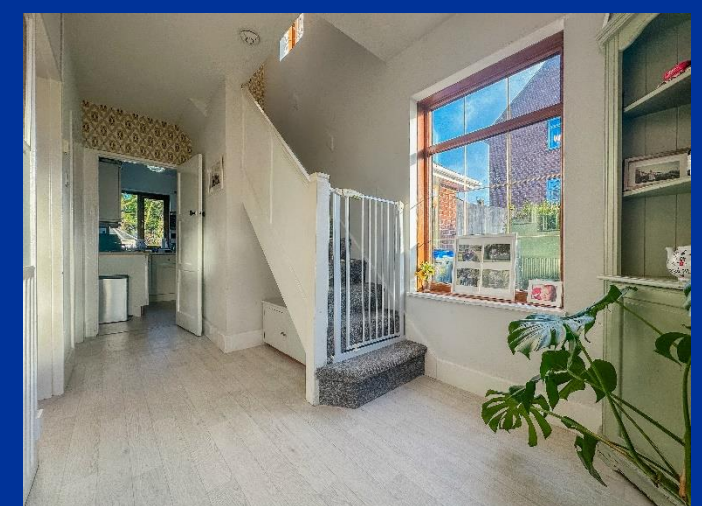
This mature three bedroom semi detached is the perfect family home.

Having spacious family sized accommodation, including two reception rooms plus plenty of potential to either extend or create an open plan style kitchen diner, if required.

Upon an internal inspection this immaculately presented home boasts stylish décor, kitchen with integral appliances and separate utility store and w.c, perfect for family living.

To the first floor there is a family bathroom with three good sized bedrooms, with rear views over Biddulph Moor.

The property also has added improvements including Upvc double glazing in an attractive golden oak effect finish, tarmacked side driveway, Indian stone patio & attractive Summerhouse.



Entrance Hall

Having Upvc double glazed front entrance door with central glazed panel, Upvc double glazed window to side aspect, telephone point, radiator, stairs to first floor landing., wood effect flooring.

Lounge 10' 3" x 13' 8" (3.13m x 4.17m)

Having Upvc double glazed window to front aspect, radiator, picture rail, feature ornate surround.

Dining Room 12' 10" x 13' 8" (3.9m x 4.16m)

Upvc double glazed window to rear aspect overlooking the rear garden, picture rail, T.V point.

Kitchen 6' 5" x 8' 6" (1.96m x 2.58m)

Having a range of white wall mounted cupboard and base units with wood effect work surface over, single drainer stainless steel sink unit with mixer tap over, integral gas oven with separate four ring gas hob & extractor over. Plumbing for washing machine, Upvc double glazed window to rear aspect, wood effect flooring. Wall mounted cupboard housing electricity meters, open pantry store with single glazed window to side aspect.

Side Porch

Having Upvc double glazed doors to front & rear aspect with obscured central panel.

Utility Store

Upvc double glazed window to front aspect, access to loft space.

Coal Store

Separate W.C

Having a white low level w.c, Upvc double glazed obscure window to side aspect.

First Floor Landing

Having access to loft, Upvc double glazed window to side aspect

Bedroom One 11' 8" x 11' 3" (3.56m x 3.44m)

Having Upvc double glazed window to front aspect, radiator.

Bedroom Two 13' 8" x 11' 11" (4.16m x 3.63m)

Having Upvc double glazed window to rear aspect having view towards Biddulph Moor, radiator.

Bedroom Three 8' 1" x 8' 5" (2.47m x 2.56m)

Having Upvc double glazed window to front aspect, radiator.

Bathroom

Having white three piece bathroom suite comprising:- panelled bath, pedestal wash hand basin, low level w.c. Mosaic effect part tiled walls, radiator, Upvc double glazed obscured window to rear aspect, vent to wall. Airing cupboard housing hot water cylinder.

Externally

Front Garden

To the front of the property there is a well maintained front garden, predominantly laid to lawn with seasonal flower beds. Hedging to front and side boundary, additional land to the side aspect providing off road parking for vehicles.

Rear Garden

Good sized rear garden being fully enclosed via timber fencing. Laid to lawn with central pathway leading to an Indian stone patio, floral borders, mature trees, timber shed and summerhouse.



Note:
Council Tax Band: B

EPC Rating: TBC

Tenure: believed to be Freehold







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