



John Street, Biddulph, ST8 6BB.
£90,000

Est. 1930
**Whittaker
& Biggs**

John Street, Biddulph, ST8 6BB.

This is an ideal home for those looking for an affordable three bedroom property, close to Biddulph town centre & it's local amenities.

This deceptively spacious home offers two versatile reception rooms and ground floor bathroom. To the first floor there are three good sized bedrooms.

The enclosed rear yard provides a low maintenance garden which could be further enhanced to compliment this lovely home opposite from adjacent fields.

This is an excellent opportunity for those looking to downsize yet still enjoy good sized accommodation or those looking to get on the property ladder.

A viewing is highly recommended.



Living Room 12' 2" x 11' 2" (3.72m x 3.40m)

Having Upvc front entrance door. Square bay window to front aspect, carpet, and radiator. Gas fireplace with stone insert. Wooden glass panelled doors leading to second reception room.

Lounge/Dining Room 14' 5" x 12' 1" (4.40m x 3.69m)

Having Upvc window to rear aspect, gas fireplace with tiled hearth, stairs leading to first floor landing, carpet, and radiator. Wooden glass panelled doors leading to kitchen and rear access.

Kitchen 9' 11" x 6' 9" (3.01m x 2.07m)

Having a range of white laminate effect cupboard and base units with marble effect worktop incorporating a single drainer stainless steel sink unit with mixer tap over. Gas cooker and stove with extractor fan over. Plumbing for washing machine. UPVC door to rear access via porch with tiled floor leading to the garden.

Bathroom 7' 9" x 5' 3" (2.37m x 1.60m)

Having pedestal wash hand basin, WC, shower, and bath. Upvc window to side aspect, wooden cladded ceiling. Tiled walls and laminate effect tiled flooring.

First Floor Landing

Stairs leading to first floor landing.

Bedroom One 12' 2" x 11' 3" (3.72m x 3.42m)

Having Upvc window to front aspect, carpet, and radiator.

Bedroom Two 11' 1" x 9' 1" (3.37m x 2.77m)

Having Upvc window to rear aspect, view of garden and adjacent field, carpet, and radiator. Housing small storage cupboard/wardrobe space.

Bedroom Three 10' 0" x 6' 11" (3.04m x 2.11m)

Having Upvc window to rear aspect, view of garden and adjacent field, carpet, and radiator. Housing Glowworm boiler.

Externally

To the rear elevation is an enclosed courtyard with an additional garden shed, fenced boards, and gated access to the rear. Adjacent to open playing fields.



Note:
Council Tax Band: Band A

EPC Rating: TBC

Tenure: believed to be Freehold

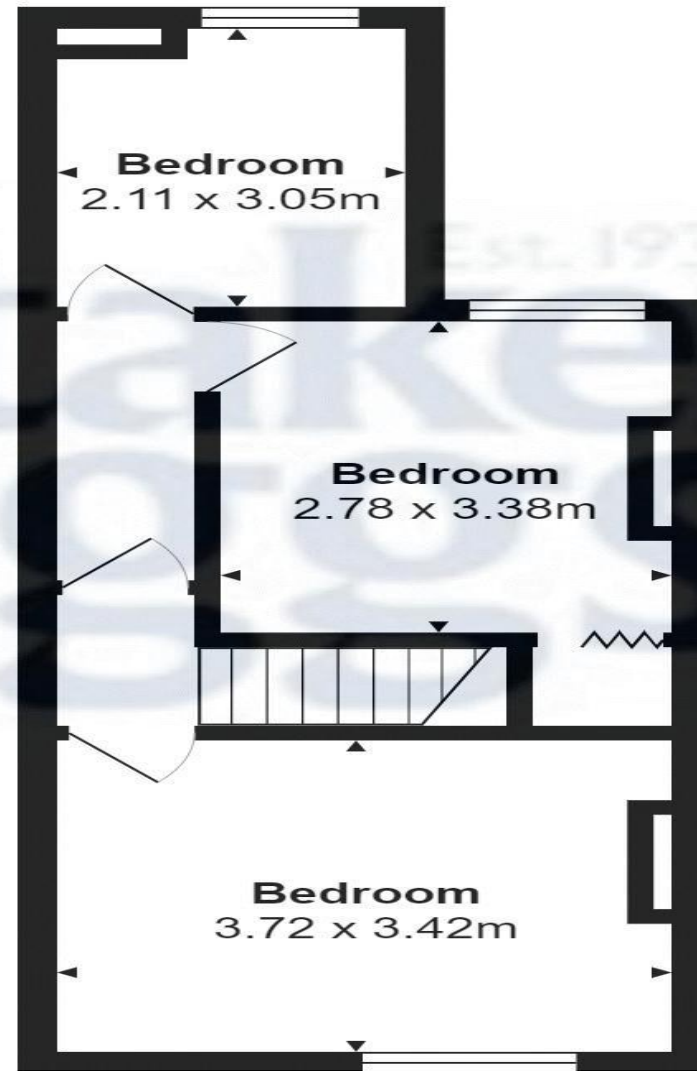




Ground Floor

Total Area: 80.5 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



First Floor



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