



Albert Street, Biddulph, ST8 6DT.  
£140,000

Whittaker Est. 1930  
& Biggs



## Albert Street, Biddulph, ST8 6DT.

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

This deceptively spacious home offers two versatile reception rooms, modern kitchen & separate utility room with WC. To the first floor there are 2 good sized bedrooms and a modern family bathroom.

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



**Lounge** 10' 9" x 11' 5" (3.28m x 3.47m)

Having UPVC double glazed window and door to front entrance. Open fire with attractive surround with tiled inset and hearth. Radiator. Leading to:-

**Lounge/Diner** 11' 7" x 12' 6" (3.53m x 3.80m)

Having UPVC double glazed window to rear. Further attractive electric fire and surround. Open staircase leading to first floor landing. Radiator. Door allowing access to the kitchen.

**Kitchen** 17' 9" x 5' 8" (5.42m x 1.72m)

Having a range of newly fitted oak effect cupboard and base units with extensive worksurface over. Stainless steel one and a half bowl sink unit with drainer and mixer tap over. UPVC window to side aspect. Tiled flooring. Door leading to:-

**Utility Room/ WC** 6' 1" x 5' 7" (1.86m x 1.71m)

Storage space with worktop above, plumbing for washing machine. Upvc double glazed window to side aspect. Cupboard housing sink unit with mixer tap, low level WC.

**Bedroom One** 15' 5" x 11' 0" (4.69m x 3.36m)

Having a range of built in wardrobes with sliding mirrored doors, 2 x Upvc double glazed windows to the front aspect. Radiator.

**Bedroom Two** 12' 4" x 9' 9" (3.75m x 2.97m)

Upvc double glazed window to the rear aspect, radiator.

**First Floor Bathroom** 5' 4" x 9' 4" (1.62m x 2.85m)

Panelled bath, pedestal wash hand basin, low level WC, radiator, obscure Upvc double glazed window to the rear aspect, part tiled walls.

**Externally**

Fully enclosed rear garden being low maintenance in nature having paved pathways, gravel borders and a decking area.

Note:

Council Tax Band: Band A

EPC Rating: Band E

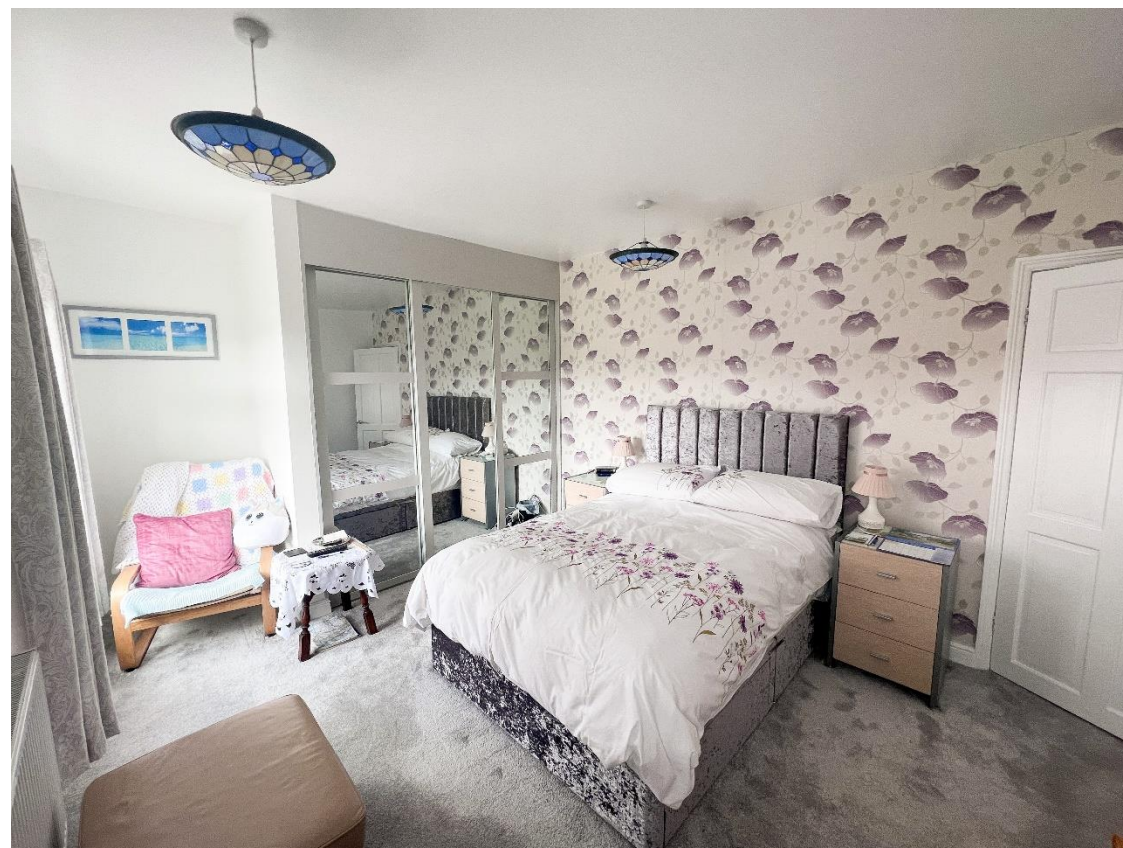
Tenure: believed to be Freehold





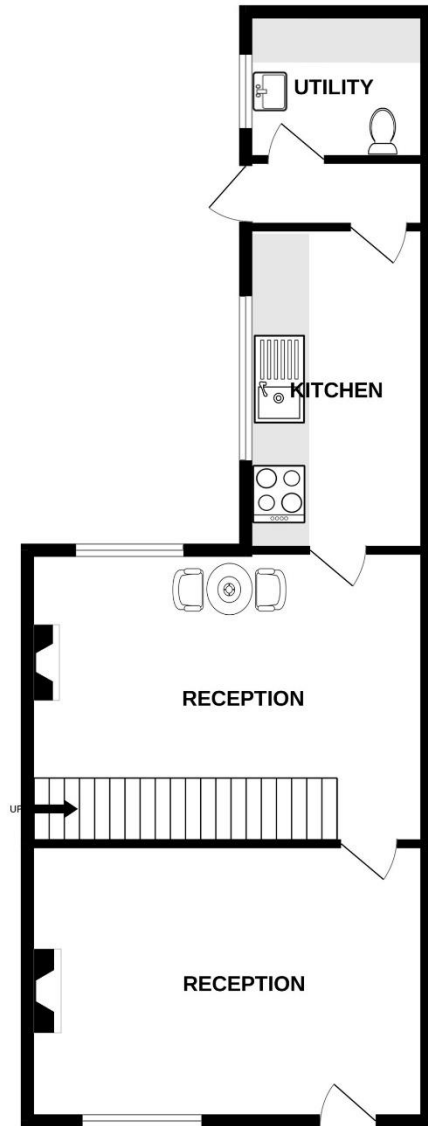




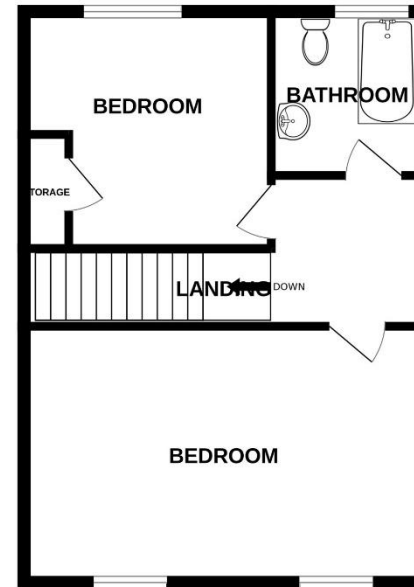




GROUND FLOOR



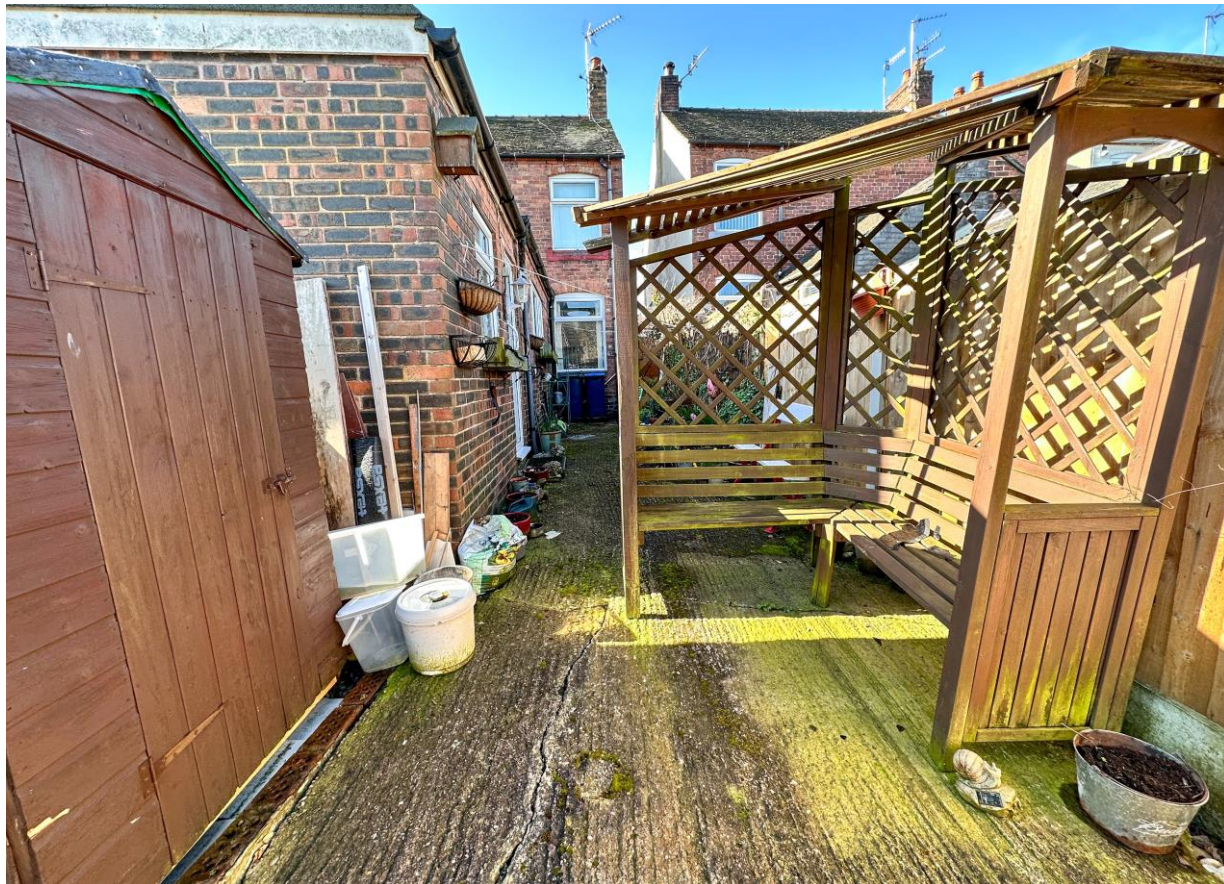
1ST FLOOR











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