



Moorland Heights, Biddulph, ST8 6TN.  
£95,000



# Moorland Heights,

Biddulph, ST8 6TN.

This two bedroom ground floor apartment (Bedroom One Not Shown) offers one of the best positions within this complex having views over Biddulph Valley Way plus your own allocated parking space immediately outside your apartment.

Beautifully presented with a modern open plan lounge having views over the adjacent Biddulph Valley & kitchen with cream units & integrated appliances & a good sized bathroom. There is also a spacious hallway upon entering the property via the communal entrance with intercom security system which provides security & peace of mind. Externally there is further guest parking & an enclosed garden for the use of the residents.

Located with greenery adjacent & short walk to Biddulph Town centre the location is ideal for those looking to downsize & have local amenities close by. Of course there are economical benefits to the property & lower cost living for those looking for an affordable but modern home all with a good location. Offered for sale at an attractive price and no upward chain.



### Communal Entrance Hall

Security Entrance System

### L Shaped Entrance Hall

Intercom phone, door to storage cupboard, smoke alarm.

### Lounge 11' 3" x 15' 0" (3.44m x 4.57m)

Having two double glazed windows to side and rear elevation, two panelled radiators.

### Open Plan Kitchen 5' 10" x 11' 3" (1.79m x 3.44m)

With double glazed window to side, wall mounted gas fired central heating boiler. Range of modern cream fitted wall and base units with complimentary work surfaces over incorporating stainless steel sink unit with mixer tap over, tiled splash-backs, space and plumbing for washing machine, integral stainless steel electric combination oven with separate four ring gas hob & extractor fan over, space for fridge/freezer.

### Bedroom One 8' 11" x 13' 1" (2.71m x 3.99m)

With double glazed window to side, radiator.

### Bedroom Two 6' 7" x 11' 3" (2.01m x 3.44m)

With double glazed window to side aspect, panelled radiator.

### Bathroom

With double glazed obscure window to side, panelled radiator. Modern white bathroom suite comprising low level w.c., pedestal wash hand basin, panelled bath, part tiled walls, extractor fan, shaver point.

### Parking

Private allocated off road parking available to both the front and rear aspect.

Note:

Council Tax Band: A

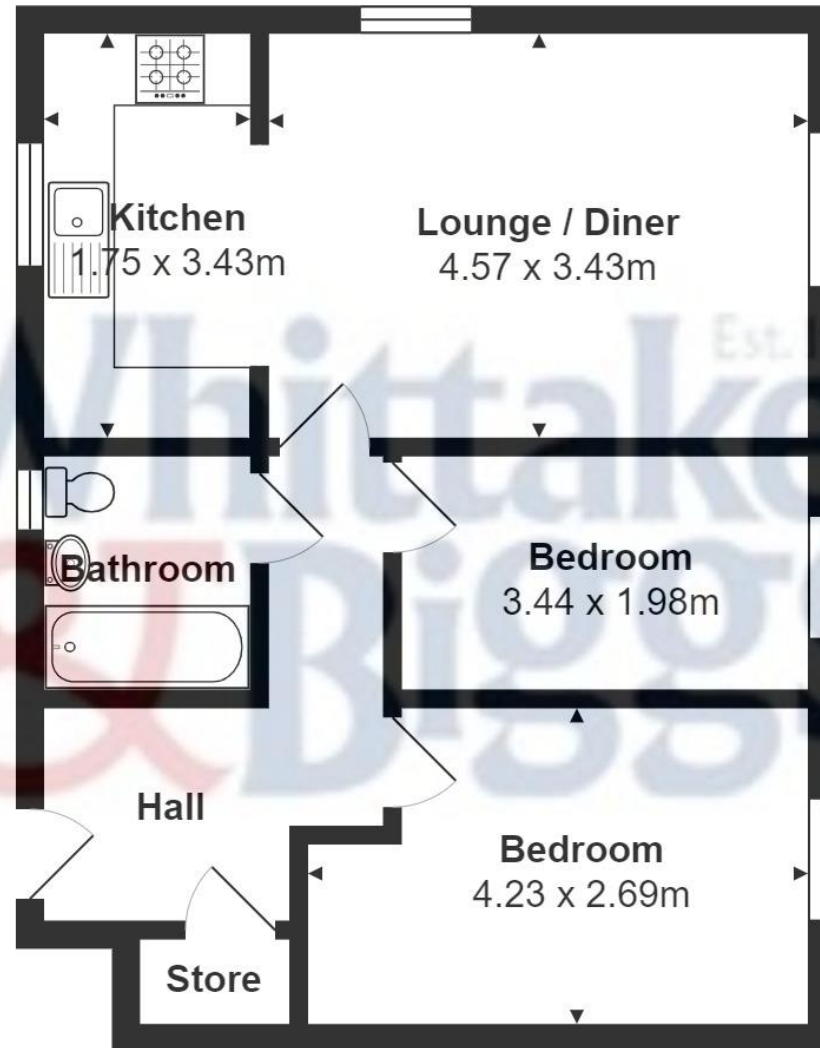
EPC Rating: TBC

Tenure: To be confirmed





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



**Ground Floor**

Total Area: 53.7 m<sup>2</sup>



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