



Well Street, Biddulph, ST8 6HX.

£125,000

Whittaker Est. 1930
& Biggs

Well Street, Biddulph, ST8 6HX.

This traditional semi-detached property offers truly spacious accommodation with two bedrooms and two bathrooms. Conveniently placed with easy access to Biddulph town with its shopping amenities all close at hand, as well as local schools and nursery.

Internally, this extremely spacious home offers two fantastic sized reception rooms with many original features on offer including coved ceilings. There is a modern high gloss kitchen and ground floor bathroom.

Worthy of partial mention, must be the first floor Jack and Jill shower room which provides access to both double bedrooms. There is also a 1st floor staircase giving access to the loft, which offers further potential.

Externally, this property offers vehicular access to the rear leading to a detached garage. There is also a South facing, fully enclosed rear garden laid to lawn with adjoining paving. Offered for sale at an attractive selling price and with no upward chain.



Covered Entrance Porch

Having original Minton tiled floor. Gated side access leading to the rear garden.

Dining Room 12' 5" x 11' 7" (3.78m x 3.52m)

Having wood effect laminate flooring, radiator, coving to ceiling. UPVC window to rear aspect, under stairs storage cupboard. Double doors opening into:-

Lounge 12' 4" x 11' 5" (3.77m x 3.48m)

having UPVC window to front aspect, original coved ceiling. Wood effect laminate flooring, TV point. Feature ornate fireplace with cast iron surround set upon a black granite hearth.

Kitchen 10' 4" x 8' 3" (3.16m x 2.51m)

Having a range of white gloss wall mounted cupboard and base units with fitted worksurface over having Incorporating breakfast bar with seating for two people. Single drainer stainless steel sink unit with mixer tap over, plumbing for washing machine. Integral electric oven with four ring gas hob over and extractor fan. Coving to ceiling, space for under cupboard fridge and separate freezer, recess lighting to ceiling.

Rear Vestibule

having UPVC side entrance door with obscure glazed panel, cushion flooring.

Bathroom 8' 0" x 7' 4" (2.45m x 2.23m Maximum)

Having a white three-piece suite comprising of panelled bath with over bath thermostatically controlled shower over, low-level WC, pedestal wash and basin. UPVC windows to rear and side aspect with obscured glazed panels. Chrome heated towel radiator, recess lighting to ceiling, part tiled walls. Cupboard concealing gas fired central heating boiler.

First Floor Landing

Having UPVC window to rear aspect

Bedroom One 14' 10" x 11' 7" (4.52m x 3.52m)

Having UPVC windows to front aspect, radiator.

Jack & Jill Shower Room 7' 1" x 4' 11" (2.16m x 1.49m)

Having a modern enclosed shower cubicle with electric Gainsborough shower. Chrome heated towel radiator, Wall mounted wash hand basin, low-level WC, cushion flooring. Recess lighting and extractor to ceiling. The shower room is accessible from both bedrooms.

Bedroom Two 12' 5" x 9' 2" (3.79m maximum x 2.80m)

Having UPVC window to rear aspect, radiator, coving to ceiling.

Second Floor Landing

Giving access to loft space

Loft Space 15' 2" x 12' 0" (4.63m x 3.67m)

Fully boarded loft space. Please note these are wall-to-wall measurements. Electric light.

Externally

Fully enclosed rear garden laid to Indian stone paving with adjoining launch area and feature border. Rear access gate to communal area also allowing access to detached garage.



Council Tax Band: Band B

EPC Rating: TBC

Tenure: believed to be Freehold





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