



Station Road, Biddulph, ST8 6BL.  
£105,000

Whittaker Est. 1930  
& Biggs



## Station Road, Biddulph, ST8 6BL.

Whittaker & Biggs are delighted to offer for sale this two-bedroom traditional terrace property, situated in a popular location, within walking distance of the town centre and its amenities. Having well presented accommodation throughout the property comprises a lounge, kitchen, inner hall/ utility providing space for washing machine and a fully tiled bathroom. To the first floor are two double bedrooms. Externally there is a small courtyard to the front, whilst at the rear is a good-sized garden, which is low maintenance in nature being laid to artificial grass. The property is also fully double glazed and gas central heated and would prove to be an ideal first time buy or a buy to let property, with the property having been successfully tenanted over the past few years and is available with vacant possession upon completion. A viewing is recommended to appreciate the opportunity on offer.





**Lounge** 12' 1" x 11' 3" (3.68m x 3.43m)

Having a UPVC obscured glazed front entrance door, UPVC double glazed window to the front aspect, built in tiled media store and shelving, two wall light points, coving to ceiling, dado rail, radiator and wall mounted modern electric fire to chimney breast.

**Inner Hall**

Door to under stairs storage cupboard.

**Kitchen** 9' 9" x 8' 11" (2.96m x 2.73m)

Fitted with a range of blue wall and base mounted units with work surfaces over incorporating a one and a half bowl sink and drainer unit, built in oven with separate four ring gas hob over, space for fridge, part tiled walls, wall mounted gas fired central heating boiler, dado rail, coving to ceiling, UPVC double glazed window to the rear aspect, tiled effect flooring, and door leading to stairs to first floor landing.

**Inner Hall/ Utility** 6' 10" x 5' 0" (2.08m x 1.52m)

Space for freezer, plumbing for washing machine, access to loft. Wooden door to rear.

**Bathroom** 6' 9" x 6' 4" (2.07m x 1.92m)

fitted with a white suite comprising pedestal wash hand basin, low level WC, fully tiled walls, tile effect flooring, panelled bath with telephone style mixer tap, radiator and an obscured UPVC double glazed window to the rear aspect.

**Bedroom One** 12' 4" x 11' 11" (3.77m x 3.64m)

Having a UPVC double glazed window to the front elevation, coving to ceiling, radiator and a loft hatch providing access to the roof space.

**Bedroom Two** 9' 10" x 8' 8" (3.0m x 2.65m)

Having a UPVC double glazed window to the rear aspect, laminate flooring, coving to ceiling, radiator and a built in under stairs storage cupboard.

**Externally**

To the rear of the property there is an enclosed low maintenance rear garden.

















**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.