



Well Street, Biddulph, ST8 6HR.
£109,950

Whittaker Est. 1930
& Biggs

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This traditional mid-terraced property is a real STAR BUY! Ideally located for Biddulph Town Centre and its many amenities. This attractively priced home offers deceptively spacious accommodation, which has been refurbished throughout to a high specification, including a well equipped kitchen with integral appliances and a recently modernised first floor bathroom - which is of good size, having the benefit of a bath and separate shower cubicle.

The accommodation includes: - a spacious open plan lounge/diner with feature fireplace, having Upvc French doors leading out onto the enclosed rear garden with covered canopy. To the first floor there are two double bedrooms.

The property benefits from tasteful decor throughout, creating an ideal opportunity for either a first-time buyer looking for a property needing no modernisation, or a buy to let investor looking for an instant investment opportunity.



Entrance Hallway

Having Upvc double glazed front entrance door, stairs to first floor landing, laminate flooring

Open Plan Lounge/Diner 24' 4" x 8' 11" (7.42m x 2.73m)

Having a modern feature fireplace with electric fire, coving to ceiling, under stairs store cupboard, radiator. Defined dining area with Upvc French doors leading out onto the rear enclosed courtyard.

Kitchen 14' 2" x 7' 2" (4.33m x 2.19m)

Having a range of modern high gloss cupboard and base units with fitted work surface over incorporating a single drainer black composite sink unit with stainless steel tap over, part tiling to walls. Integral electric oven with four ring gas hob and stainless steel chimney style extractor, integral fridge, Upvc window to side aspect, grey wood effect flooring. Combination gas fired central heating boiler, plumbing for washing machine. Upvc window to rear aspect.

First Floor Landing

Access to loft space, recessed lighting to ceiling. Glass bricks allowing borrowed light.

Bedroom One 12' 4" x 10' 2" (3.76m x 3.10m)

Having Upvc window to the front aspect, radiator. Storage to alcove.

Bedroom Two 10' 5" x 11' 4" (3.18m x 3.46m)

Having Upvc window to rear aspect, radiator.

Bathroom 10' 1" x 7' 3" (3.08m x 2.22m)

Having a recently modernised suite comprising enclosed corner shower cubicle with thermostatically controlled shower, panelled bath, low level W.C, pedestal wash hand basin. Column radiator, Upvc obscured window to rear aspect. Grey wood effect cushion flooring.

Externally

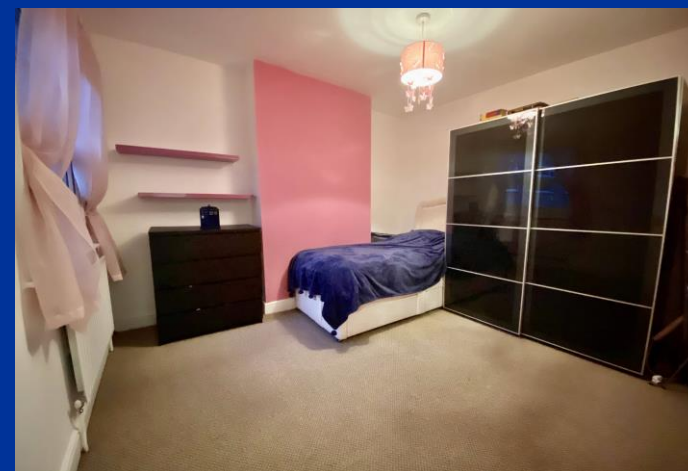
To the rear there is an enclosed rear courtyard with gated access to the communal entry. Brick built former coal store with attached separate W.C. There is also the potential for off road parking if required.



Note:
Council Tax Band: A

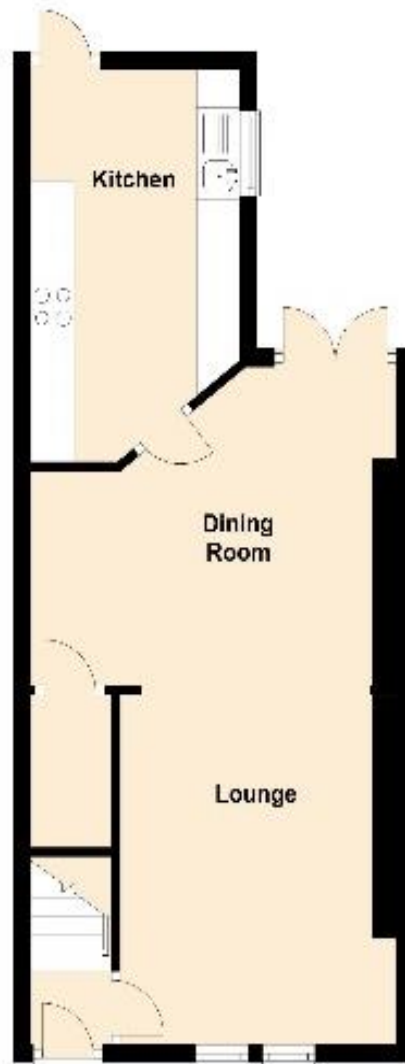
EPC Rating: D

Tenure: believed to be freehold



Ground Floor

Approx. 419.8 sq. feet



First Floor

Approx. 419.7 sq. feet



Total area: approx. 839.5 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.



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