



Duke Street, Biddulph, ST8 7DE.  
£165,000

Whittaker <sup>Est. 1930</sup>  
& Biggs



## Duke Street, Biddulph, ST8 7DE.

This family sized three bedroom home is situated upon a corner plot with an extensive frontage allowing plentiful parking, including space for a motorhome.

The spacious lounge has dual aspect windows & doors allowing access to the rear covered outdoor patio, which can be used throughout the seasons. There's a dining kitchen with additional storage cupboards.

The property has had a recently installed gas boiler (2022) as well as being re-roofed in 2020. The first floor offers three bedrooms including two doubles with built in wardrobes & a good sized single with built in storage. The front bedrooms also have partial front views on the horizon over Mow Cop Castle.

The enclosed rear garden extends to the side leading to a workshop. There is also a detached garage. Well placed for Church Road playing fields, local schools & amenities of Biddulph.





### Entrance Porch

Having UPVC double glazed windows to side and front aspect, UPVC double glazed front entrance door with decorative stained glass leaded panel. Tiled floor, wall light point. UPVC double glazed door giving access into the entrance hall.

### Entrance Hall

Having coving to ceiling, wood wash grey tiled floor. Radiator, coving to ceiling. UPVC double glazed window to side aspect.

### Open Plan Dining Kitchen 14' 1" x 11' 9" (4.29m x 3.59m)

Having a range of wall mounted cupboard and base units with wood effect worksurface over incorporating a 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over. Space for an electric cooker with stainless steel splashback and chimney style extractor fan over. Plumbing for washing machine, Upvc double glazed-window and door to the rear aspect, space for a fridge freezer. Define dining area with coving to ceiling. Built in store cupboard & dwarf cupboard.

### Lounge 13' 11" x 17' 11" (4.24m x 5.47m)

Having a Upvc double glazed window to the front aspect, UPVC double glazed Sliding patio doors given access to the rear patio and gardens. Coving to ceiling, radiator.

### First Floor Landing

Having access to loft space with pulldown ladder, skylight allowing, natural light, partially boarded. Upvc window to side aspect.

### Bedroom One 14' 0" x 11' 9" (4.26m x 3.59m)

4.26m into wardrobe by 2.82m. Having built in wardrobes with hanging rails, central drawers and shelving. UPVC double glaze window to the front aspect

with far-reaching views on the horizon over Mow Cop castle. Radiator, coving to ceiling.

### Bedroom Two 13' 11" x 8' 1" (4.24m x 2.47m)

Built in sliding wardrobes to side wall with hanging rails & shelving. Upvc window to the rear aspect, coving to ceiling, radiator.

### Bedroom Three 9' 1" x 6' 1" (2.77m x 1.85m)

Having UPVC double glazed window to the front aspect with far-reaching views on the horizon over Mow Cop castle. Radiator, coving to ceiling, built in store cupboard.

### Family Bathroom 9' 0" x 5' 3" (2.75m x 1.6m)

Having an enclosed shower cubicle shower. Modern wash hand basin set upon a vanity storage unit with pull-out drawers. WC, UPVC double glazed window to the rear aspect, extractor fan. Recess lighting and coving to ceiling, chrome heated towel radiator, wood effect flooring. Part tiled walls.

### Externally

Having gardens to three sides including an extensive frontage providing ample off road parking in addition to the detached garage. Attached timber workshop. Enclosed rear garden with covered decked seating area.





Note:

Council Tax Band: A

EPC Rating: Band C

Tenure: believed to be Freehold







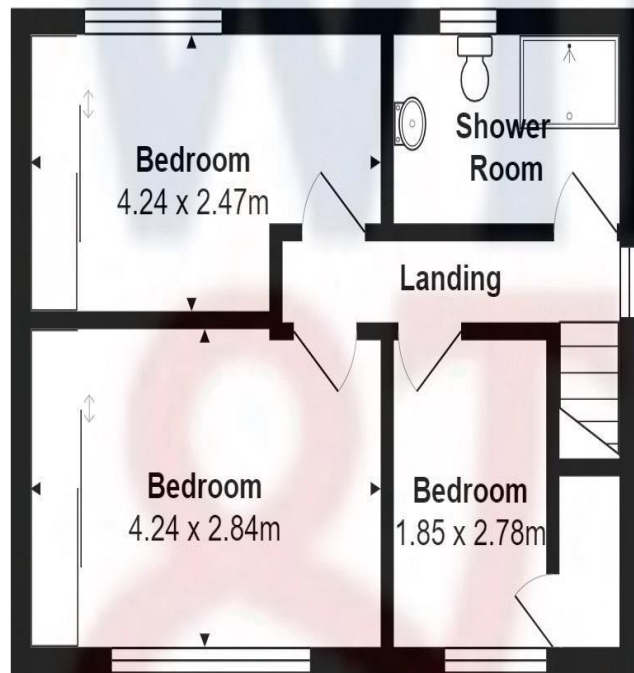




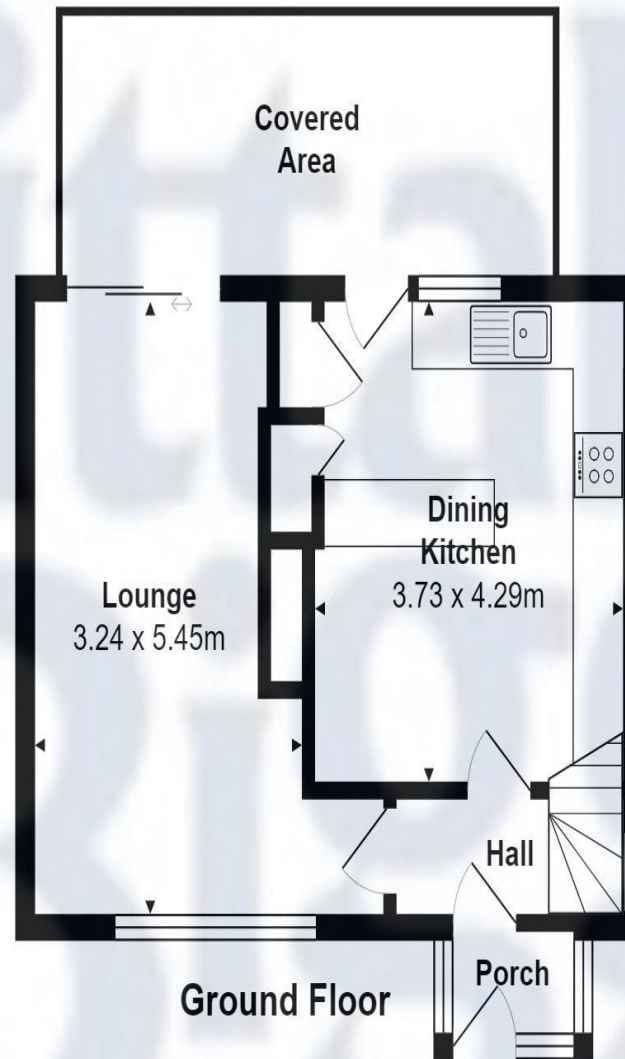


Total Area: 100.5 m<sup>2</sup> (excluding covered area)

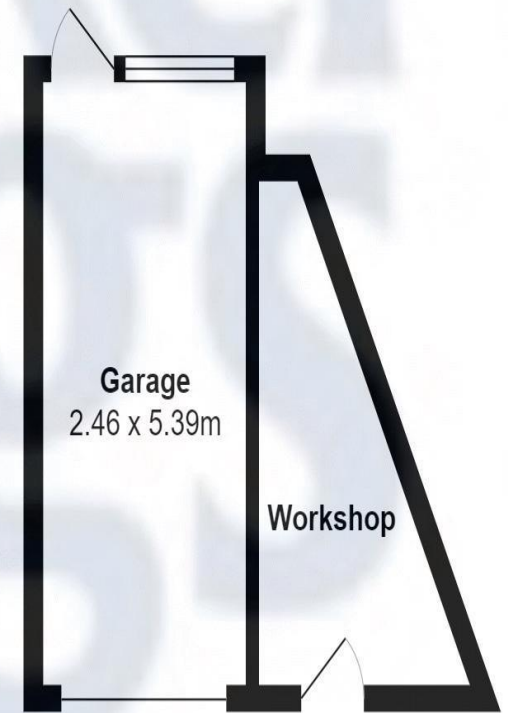
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



First Floor



Ground Floor



Workshop





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