



Well Street, Biddulph, ST8 6EZ.
£135,000

Est. 1930
**Whittaker
& Biggs**

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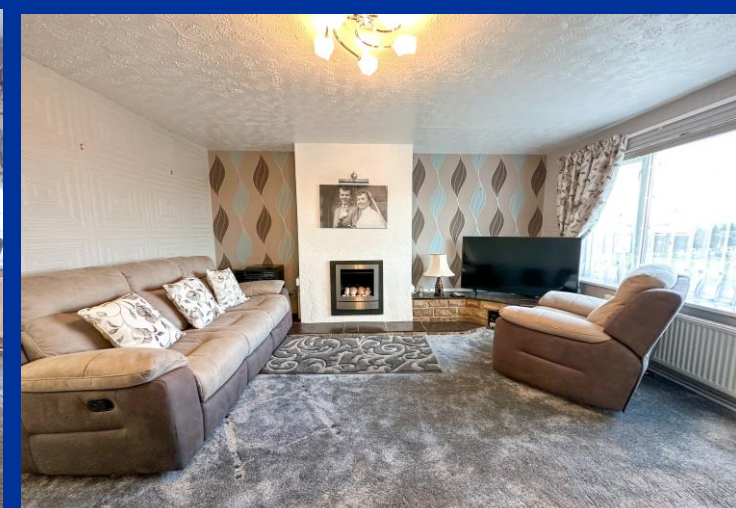
This 3 bedroom mid townhouse offers an elevated position with lovely far reaching views on the horizon over Congleton Edge & Biddulph Moor, which can be enjoyed from the main bedroom & front lounge.

The property has a spacious modern lounge & a dining kitchen with walk-in pantry. Adjoining the lounge is a Upvc conservatory which provides additional accommodation whilst enjoying a view over the pleasant rear garden. The first floor offers 3 bedrooms & a family bathroom, which although is in need of modernisation, is a good size.

Externally the low maintenance garden includes a summerhouse & enjoys a a good degree of sun & privacy. There are solar panels included allowing subsidised electricity.

There is also unrestricted off road parking to the front of the property. Well placed for Biddulph town & local amenities, this is a fantastically priced property, ideal for a variety of purchasers.

No upward chain!



Front Entrance Porch

UPVC double glazed construction with windows and door to front aspect with decorative stained glass motif with views on the horizon over Biddulph Moor and towards Congleton Edge.

Hall

Having UPVC double glazed front entrance door with decorative panelling, stairs to first floor floor landing.

Lounge 14' 3" x 13' 5" (4.34m x 4.09m)

Upvc double glazed window to front aspect having views on the horizon over Biddulph Moor and Congleton edge. Feature inset modern gas fire to chimney breast, built in stone display storage with entertainment niche with slate tiled top, picture wall light point, radiator.

Dining Kitchen 16' 5" x 7' 7" (5.01m x 2.31m)

Having a range of wall mounted cupboard and base units with fitted worksurface over incorporating a double sink unit with mixer tap over. Plumbing for washing machine, space for dishwasher. Space for a gas cooker with Hotpoint fitted extractor over. Part tiled walls, UPVC double glazed window to rear aspect, space for fridge. Defined, dining area, radiator, walk in pantry store, UPVC double glazed sliding patio doors into the conservatory.

Conservatory 8' 4" x 5' 10" (2.54m x 1.79m)

UPVC construction with UPVC double glazed windows overlooking the garden, UPVC, fully glazed side entrance door giving access to the garden.

First Floor Landing

Access to loft space

Bedroom Two 10' 11" x 9' 1" (3.32m x 2.78m) plus wardrobes

Having Upvc window to rear aspect. Radiator. Range of built-in quality wardrobes.

Bedroom One 12' 4" x 10' 8" (3.76m x 3.26m) into wardrobe

UPVC double glazed window to front aspect with far-reaching views on the horizon over Biddulph Moor & Congleton Edge. Radiator, range of built in wardrobes to side wall.

Bedroom Three 9' 7" x 7' 7" (2.93m x 2.31m) into wardrobes

Sliding mirrored wardrobes to side wall, built in bed to bulkhead. Radiator, UPVC double glazed window to front aspect, with far reaching views on the horizon over Congleton Edge and Biddulph Moor.

Bathroom

Having a three piece suite comprising of panelled bath with over bath, electric shower, pedestal, wash hand basin, low-level WC. Tiled walls are UPVC double glazed obscure window to rear aspect, radiator.



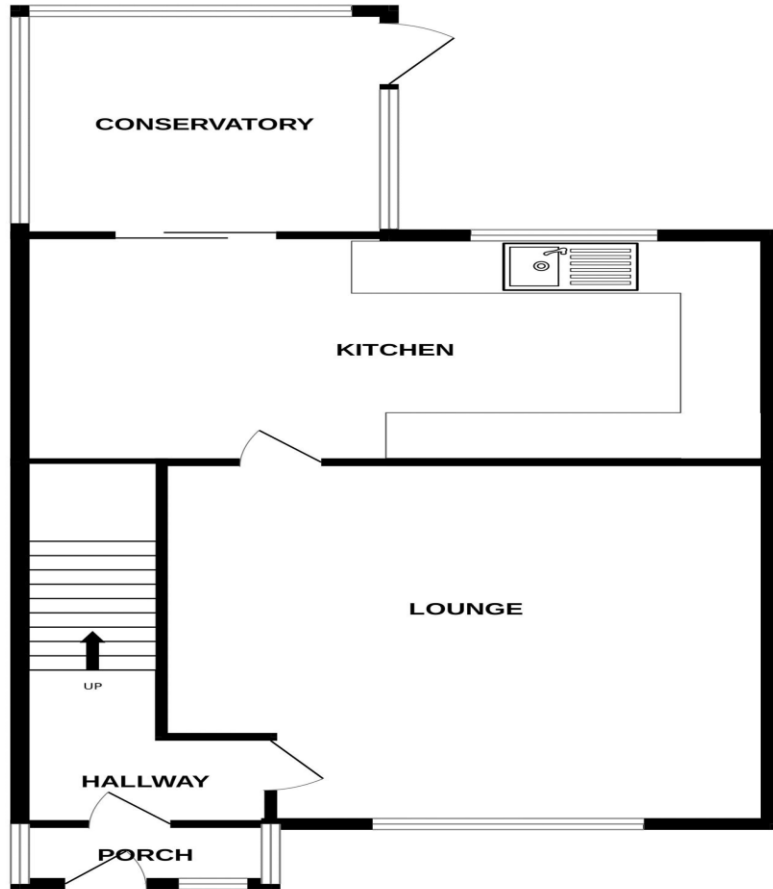
Note:
Council Tax Band: Band A

EPC Rating: Band C

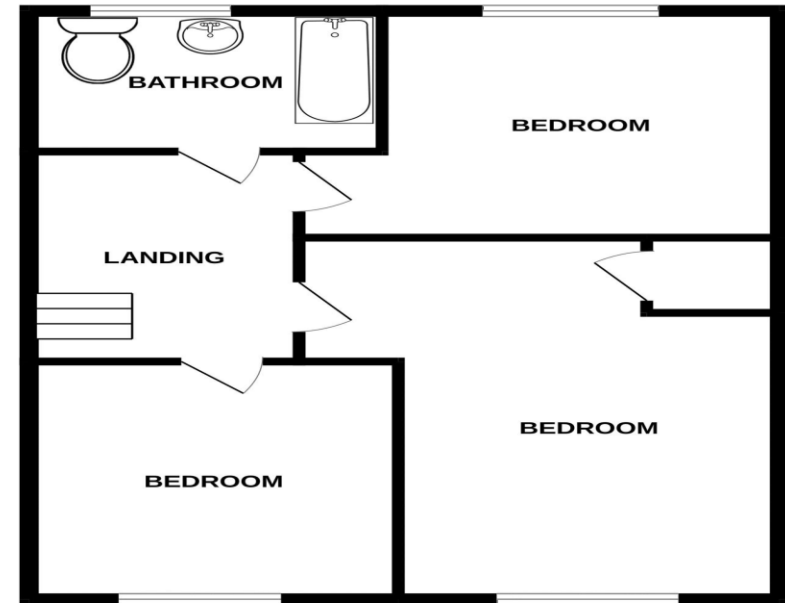
Tenure: believed to be freehold

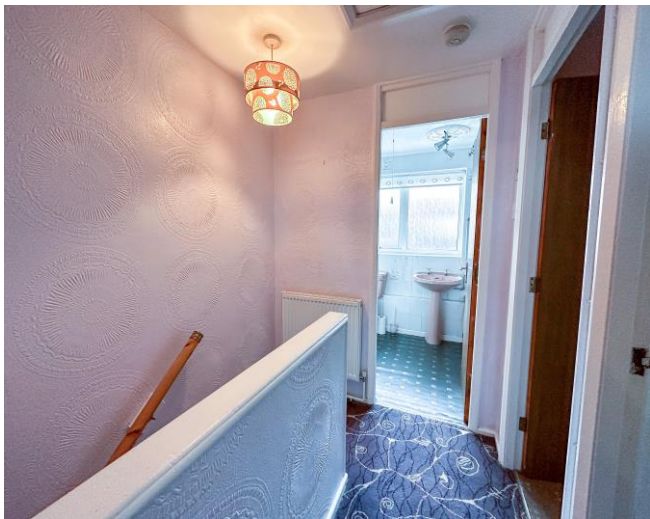


GROUND FLOOR



1ST FLOOR





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