



Matterhorn Close, Biddulph, ST8 7FJ.
Offers Over £180,000



Matterhorn Close,

Biddulph, ST8 7FJ.

A Newly constructed semi detached residence constructed by Bovis homes in 2014, located on the fringe of the development within a privileged Cul De Sac position of only 7 other dwellings. With all the modern facilities & economic benefits one would expect from a newly built property, including a remaining NHBC guarantee.

This perfect family home offers open plan ground floor accommodation which would be perfect for families and entertaining. From the lounge there are Upvc French doors leading out onto the good sized rear garden. For convenience there is a ground floor W.C in addition to the family bathroom. There are two good sized double bedrooms and a single bedroom situated on the first floor with the master comprising of inbuilt wardrobes.

This new development is well located for neighbouring Cheshire towns, local Ox-hey First School & Woodhouse Middle School, with local amenities all within easy reach.



Entrance Hall

Having composite front entrance door. Radiator.

W.C 6' 10" x 3' 1" (2.095m x 0.934m)

Having a white low level w.c & wash hand basin. Tiled effect flooring, radiator.

Open Plan Lounge & Kitchen 25' 8" x 14' 8" (7.822m x 4.460m)

Lounge

Upvc French doors with full length side panels leading out to the rear garden, Upvc window to side aspect, radiator. Stairs to first floor landing.

Kitchen 9' 9" x 7' 0" (2.983m x 2.140m)

Having a range of modern wall mounted high gloss units with fitted work surface over incorporating a 1 & 1/2 bowl single drainer stainless steel sink unit with mixer tap over. Range of integral appliances including electric oven with four ring gas hob & chimney style extractor over. Integral fridge freezer, washing machine. Upvc window to front aspect, tiled effect flooring, recess lighting to ceiling.

First Floor Landing

Airing cupboard housing water cylinder.

Bedroom One 12' 4" x 8' 3" (3.757m x 2.507m)

Having Upvc window to rear & side aspect, radiator. Built in double wardrobe.

Bedroom Two 10' 10" x 8' 1" (3.309m x 2.471m)

Having Upvc window to front aspect, radiator.

Bedroom Three 9' 0" x 6' 3" (2.741m x 1.902m)

Upvc window to rear aspect, radiator.

Bathroom 6' 5" x 6' 10" (1.946m x 2.077m)

Having a modern white suite comprising:- panelled bath, low level W.C with concealed cistern, wash hand basin. Upvc obscure window to front aspect, extractor fan, radiator.

Externally

To the front of the property is a lawned garden and a path giving access to front and side of the property. A wooden gate provides access to the rear garden.

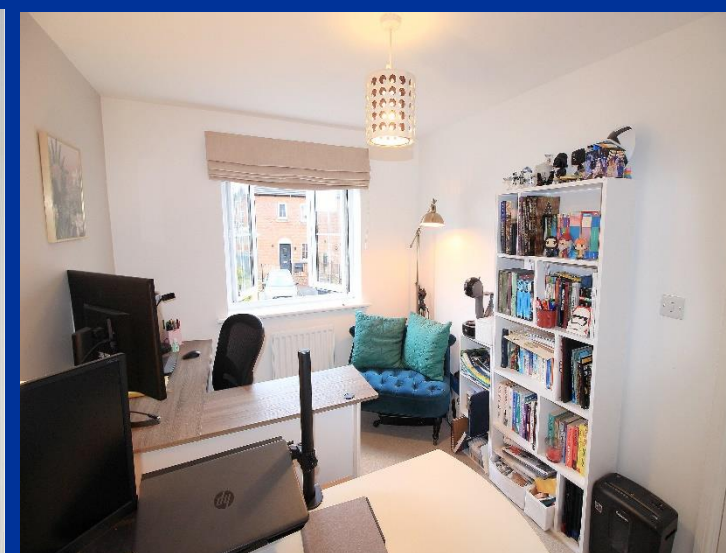
To the rear of the property is a good sized fully enclosed garden, which is laid to lawn

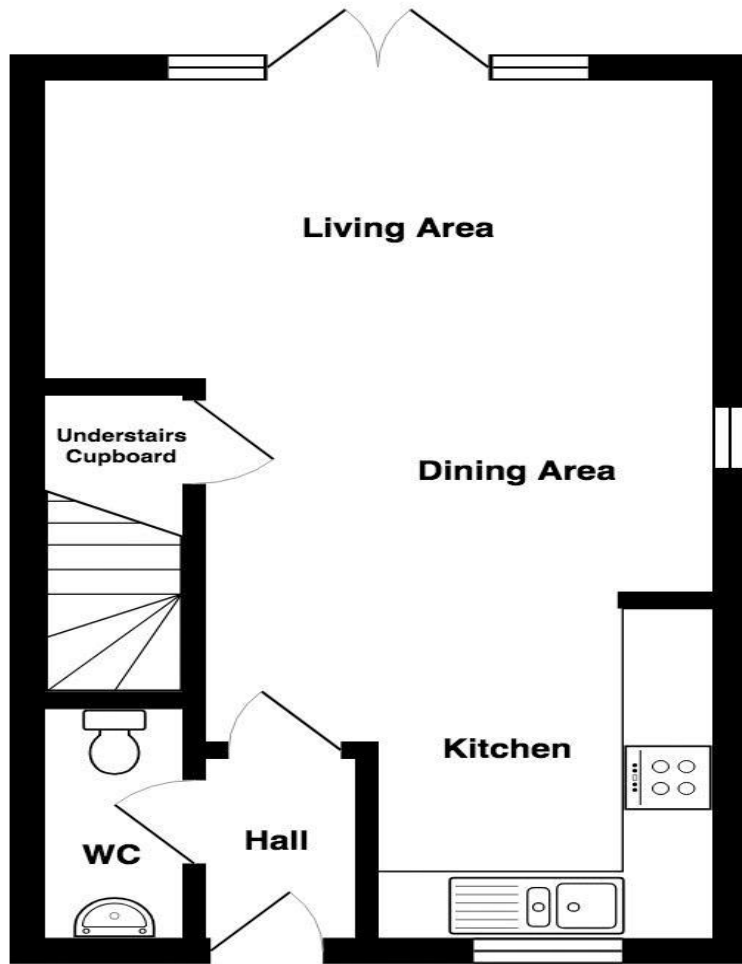


Note:
Council Tax Band: B

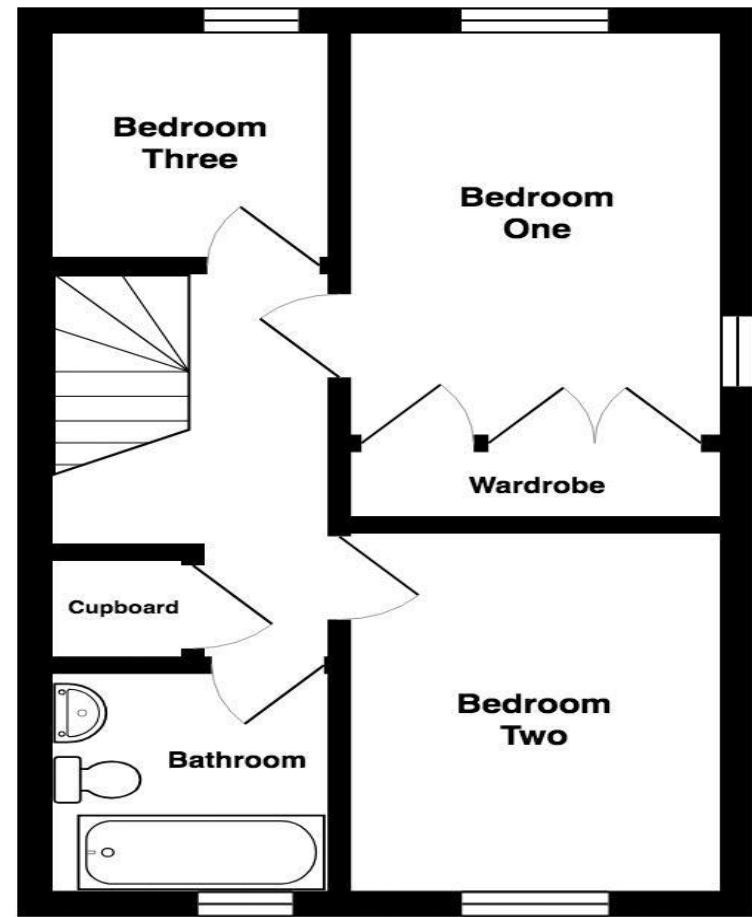
EPC Rating: C

Tenure: believed to be Freehold





Ground Floor



First Floor

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.



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