



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Link Detached Family Home In A Great Location For Local Schools, Leisure & Shopping Facilities. Beautifully Presented & Boasting uPVC Fascias & Soffits. Panoramic Far Reaching Views Up Towards 'Mow Cop' & 'Congleton Edge'.



ENTRANCE HALL

uPVC double glazed door and window towards the front elevation. Quality 'timber effect' laminate flooring. Panel radiator. Low level telephone point. Low level power point. Under stairs recess area. Door allowing access to the garage. Open spindle staircase allowing access to the first floor landing. Ceiling light point. Doors to principal rooms.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with tiled splash back. Ceiling light point. uPVC double glazed frosted window to the front.

'L' SHAPED BREAKFAST KITCHEN 12' 0" x 11' 8", narrowing to 8'8" (3.65m x 3.55m)

Selection of modern fitted eye and base level units, base units having 'timber effect' work surfaces above with attractive tiled splash backs and various power points across the work surfaces. Built in stainless steel effect (Diplomat) five ring gas hob with stainless steel effect circulator fan/light above. Stainless steel effect (Lamona) electric oven and grill combined below. Stainless steel effect drainer with mixer tap. Plumbing and space for washing machine. Good selection of drawer and cupboard space. Built in fridge and freezer. Attractive vinyl tile effect flooring. Panel radiator. Modern wall mounted (Baxi) gas combination central heating boiler. Inset ceiling lights. uPVC double glazed window to the front elevation.

'L' SHAPED LOUNGE/DINING ROOM 18' 2" x 12' 0" maximum (5.53m x 3.65m)

Two panel radiators. Various low level power points. Television point. Coving to the ceiling with ceiling light points. uPVC double glazed window to the rear. uPVC double glazed patio window and door allowing great views of the garden and fantastic views up towards 'Mow Cop' and 'Congleton Edge' on the horizon.

FIRST FLOOR - LANDING

Open spindle staircase allowing access to the ground floor. Low level power point. Telephone point. Storage cupboard (former cylinder cupboard). Ceiling light point. Doors to principal rooms. uPVC double glazed window to the side allowing fantastic views over towards 'Gillow Heath' and 'Congleton Edge' on the horizon.

MASTER BEDROOM 12' 0" x 10' 0" (3.65m x 3.05m)

Small entrance recess area. Panel radiator. Low level power points. Television point. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear allowing pleasant views of the landscaped gardens and panoramic views over towards 'Mow Cop' and 'Congleton Edge'.

BEDROOM TWO 11' 10" maximum measurement into the wardrobes x 9' 10" (3.60m x 2.99m)

Panel radiator. Low level power points. Built in wardrobes to the majority of one wall. Both wall and ceiling light points. Small entrance recess area. uPVC double glazed window towards the front elevation allowing pleasant views of the street and partial views up towards 'Biddulph Moor' on the horizon.

BEDROOM THREE 9' 0" x 7' 10" (2.74m x 2.39m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing excellent views of the landscaped rear garden and fantastic panoramic views up towards 'Mow Cop' and 'Congleton Edge' on the horizon.

FAMILY BATHROOM 7' 10" x 6' 0" (2.39m x 1.83m)

Three piece suite comprising of a low level w.c. Wash hand basin with hot and cold taps, work surface surrounding and fitted mirror above. Panel bath with hot and cold taps, plus (Triton) electric shower over the bath with glazed shower screen. Quality tiled walls. Panel radiator. Ceiling light point. uPVC double glazed window to the front elevation.

EXTERNALLY

The property is approached via a wide tarmac driveway allowing ample off road parking and easy vehicle access to the attached garage. Garden is mainly laid to lawn with extremely well kept flower borders. Reception lighting.

REAR ELEVATION

The rear has an elevated flagged patio area, great vantage point to enjoy the good size landscaped garden. Fantastic views over towards 'Mow Cop' and 'Congleton Edge' on the horizon. Garden benefits from having the majority of the all-day to late evening sun. Steps lead down to a good size, well maintained lawned garden, surrounded by well stocked flower and shrub borders. Mixture of timber fencing and established shrubs towards the rear form the boundaries. Security lighting.

ATTACHED GARAGE 22' 6" x 9' 0" wide approximately at its widest point (6.85m x 2.74m)

Up-and-over door towards the front elevation. Power and light. uPVC double glazed window and door allowing access to the rear garden.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed north along the by-pass. At the roundabout turn left onto Congleton Road. Continue past the Biddulph Arms public house turning immediately right onto Smithy Lane. Continue for a short distance and turn right onto Oxhey Drive, continue towards the top to where the property can be clearly identified by our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.

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Biddulph's Award Winning Team





PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.