



PRIORY

PROPERTY SERVICES



4 Bedrooms. Detached Family Home Within A Popular Residential Location. Pleasant Rear Garden. G.F. Cloakroom. Modern Fitted Kitchen With High Gloss Eye & Base Level Units & Utility Rm Off. Through Lounge Dining Rm. En-Suite.



Linnet Way Biddulph ST8 7UF

£259,000

ENTRANCE HALL

Open spindle staircase to the first floor landing. Tiled floor. Panel radiator. Two ceiling light points. Door allowing access to the garage. Timber double glazed door to the front elevation. Doors to principal rooms.

GROUND FLOOR CLOAKROOM

Low level w.c. Wash hand basin with tile splash-back. Hot and cold taps. Ceiling light point. Extractor fan. Panel radiator. Tiled floor.

KITCHEN 12' 2" x 6' 8" (3.71m x 2.03m) *maximum into the units.*

Range of fitted eye and base units. Base units having work surfaces above with tile splash-backs. Various power points across the work surfaces. One and half bowl sink unit with drainer and mixer tap. Built in Whirlpool four ring gas hob with Cooke & Lewis electric oven below. Whirlpool circulator fan/light above. Small breakfast bar. Built in Whirlpool dishwasher. Drawer and cupboard space including a wine rack into the base unit. Built in fridge and freezer. Attractive high quality tile floor. Archway leading into the utility. uPVC double glazed window to the front elevation.

UTILITY 6' 10" x 4' 8" (2.08m x 1.42m)

Base units with tiled work surface above. Stainless steel sink unit with mixer tap and drainer. Plumbing and space for washing machine. Cupboard space below. Space for dryer as required. Attractive high quality tiled floor. Ceiling light point. Wall mounted Glow-worm gas central heating boiler. Single glazed door to the side elevation.

LOUNGE DINER 21' 8" x 11' 4" *narrowing to 8'10" (6.60m x 3.45m)*

L-shaped. Living flame gas fire set in an attractive modern surround with inset lighting. Quartz style surround inset and hearth. TV point. Low level power point. Two panel radiators. Coving to the ceiling with ceiling light points. Timber double glazed window to the rear. Double glazed sliding patio window and door allowing access and views to the rear elevation.

LANDING

Stairs to the ground floor. Loft access point with built-in ladder. Loft partially boarded with light. Doors to principal rooms.

MASTER BEDROOM 13' 0" x 11' 0" (3.96m x 3.35m)

Panel radiator. Built-in wardrobes with double opening doors. Matching bed side cabinets and drawer set. High level TV point. Timber double glazed window towards the rear allowing pleasant views of the landscaped rear garden. Door allowing access to the en-suite.

EN-SUITE

Low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Part tiled walls. Panel radiator. Tiled shower cubicle with glazed door. Triton electric shower. Timber double glazed window to the rear.

BEDROOM 2 11' 2" x 8' 2" (3.40m x 2.49m)

Panel radiator. Timber effect laminate floor. Ceiling light point. uPVC double glazed window towards the front.

BEDROOM 3 9' 10" *minimum measurement excluding recess for the wardrobe* x 8' 4" (2.99m x 2.54m)

L-shaped. Timber effect laminate floor. Storage cupboard housing the hot water cylinder. Recess ideal for wardrobe. Ceiling light point. uPVC double glazed window to the front.

BEDROOM 4 7' 2" x 6' 6" (2.18m x 1.98m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the side.

FAMILY BATHROOM 8' 4" x 5' 10" (2.54m x 1.78m)

L-shaped. Recently modernised three piece white suite comprising low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and shower attachment. Chrome coloured panel radiator. High gloss tiled floor. Quality half tiled walls. Timber double glazed frosted window towards the side elevation.

EXTERNALLY

Property is approached via a tarmac driveway edged in blocked pavers with low maintenance gravel border. Easy pedestrian access down one side of the property towards the rear. The rear of the property has a good sized flagged patio area. Mainly laid to lawn. Has hard standing for timber shed. Pleasant elevated timber decked area towards one side of the garden that enjoys the majority of the all day to late evening sun. Boundaries are formed by timber fencing.

GARAGE 16' 10" x 7' 10" (5.13m x 2.39m)

Attached garage with door to the entrance hall. Power and light. Up and over door to the front.

DIRECTIONS

From the main roundabout off 'Biddulph town centre' proceed North along the by-pass, turn right and then left onto 'Thames Drive'. Continue past the Leisure Centre turning second right onto 'Torville Drive'. Then turn 4th right into 'Linnet Way' where the property can be clearly identified via our Priory Property Services Board.

VIEWING

Is strictly by appointment via the selling agent.

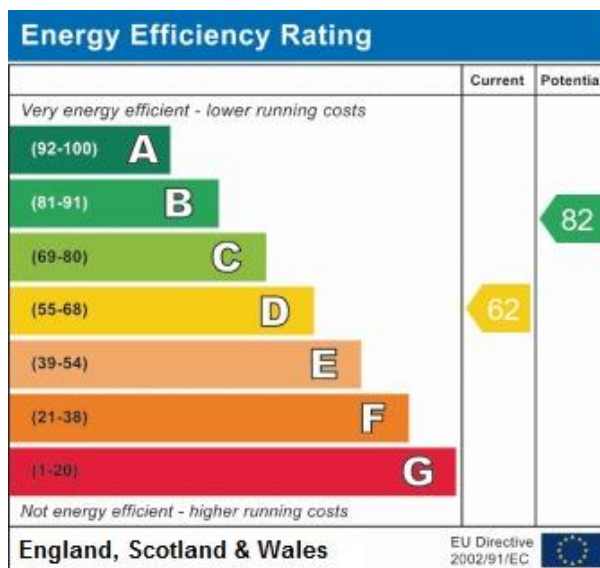


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Biddulph's Award Winning Team





Address:
Linnet Way, Biddulph, ST8 7UF

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.