



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Extremely Well Presented Mid Town House Offered For Sale As Part Of The Affordable Housing Scheme. Modern Fitted Dining Kitchen With Built In Apps. Lounge & G/F Cloakroom/W.C. Modern Bathroom. Allocated Off Rd Parking.



Briarswood Biddulph ST8 6BW

£115,000

ENTRANCE HALL

Double glazed door towards the front elevation. Panel radiator. Door into the lounge.

LOUNGE 13' 0" x 12' 10" max into the stairs (3.96m x 3.91m)

Timber effect laminate flooring. Modern electric fire. Television and telephone points. Two panel radiators. Under stairs storage cupboard. Open spindle staircase allowing access to the first floor. uPVC double glazed window towards the front. Door allowing access into the dining kitchen.

L SHAPED DINING KITCHEN 12' 10" max. into recess x 9' 2" (3.91m x 2.79m)

Selection of modern fitted eye and base level units, base units having timber effect work surfaces over. Built in (Electrolux) four ring gas hob, electric oven and grill combined below. One and half bowl sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Ample space for fridge or freezer. Wall mounted (Vie5Mann) gas combination central heating boiler. Double panel radiator. Door allowing access to the ground floor cloakroom. uPVC double glazed window and sliding patio door allowing access and views to the rear garden.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin. Extractor fan. Ceiling light. Panel radiator.

FIRST FLOOR - LANDING

Stairs to the ground floor. Loft access point (Nb vendor informs us that the loft has retractable ladder, is boarded and has power and light). Doors to principal rooms.

BEDROOM ONE L SHAPED 13' 0" max into recess x 10' 10" (3.96m x 3.30m)**BEDROOM TWO** 11' 4" x 7' 2" (3.45m x 2.18m)

Panel radiator. Timber effect laminate flooring. Ceiling light point. uPVC double glazed window towards the rear.

BATHROOM 7' 10" x 6' 8" (2.39m x 2.03m)

Three piece white suite comprising of a low level w.c. and pedestal wash hand basin. Twin grip panel bath with (Aqualisa) electric shower over and shower screen. Extractor fan. Shaving point. Panel radiator. uPVC double glazed frosted window to the rear.

EXTERNALLY

The rear has a small flagged patio area that enjoys the majority of the all-day sun. Gated access from the side. Lawned garden and timber fencing forms the boundaries. Towards the head of the garden there is an elevated flagged patio area (ideal for timber shed). Security light.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. Proceed through the traffic lights and then turn 1st left onto Briarswood. Continue straight ahead to where the property can be clearly identified via our 'Priory Property Services Board' on the left hand side.

AFFORDABLE HOUSING SCHEME

Offered for sale at a discounted price as part of the affordable housing scheme with Staffordshire Moorland District Council (Conditions Apply). Discount of 25% already applies at an asking price of £115,000. Ground Rent: £125.00 per annum. Service Charge £163.45 per annum for maintenance of common areas. Please confirm all information with your legal representative before committing to purchase.

VIEWING

Is strictly by appointment via the selling agent.



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Biddulph's Award Winning Team



