



2 Bedrooms. Semi Detached Home In Need Of Full Modernisation. Property Offers A Ground Floor W.C. & First Floor Family Bathroom. Lounge Diner & Kitchen. Enclosed Rear Garden. No Upward Chain!



ENTRANCE HALL

Single glazed door to the front. Turn flight stairs to the first floor. Single glazed window to the front.

THROUGH LOUNGE DINER 21' 2" x 10' 4" *maximum* (6.45m x 3.15m)

Fire surround and tiled hearth. Low level power points. Ceiling light point. Single glazed windows to both front and rear elevations. Door allowing access to the kitchen.

KITCHEN 8' 2" x 8' 2" (2.49m x 2.49m)

Range of base units with stainless steel drainer, hot and cold taps. Plumbing for washing machine. Space for gas/electric cooker. Ceiling light point. Door to walk-in pantry with shelving. Single glazed window to the rear. Door to the rear porch.

REAR PORCH 5' 0" x 4' 8" (1.52m x 1.42m)

Ceiling light point. Timber door to the side elevation. Walk-in store cupboard with shelving.

GROUND FLOOR W.C.

New modern suite comprising of a low level w.c. Wash hand basin with hot and cold taps. Attractive part tiled walls. Vinyl flooring. Extractor fan. Light point.

FIRST FLOOR - LANDING

Turn flight stairs to the ground floor. Low level power points. Wall mounted gas heater. Loft access point. Doors to principal rooms.

BEDROOM ONE 16' 0" x 9' 2" (4.87m x 2.79m)

Tiled fire surround and hearth. Ceiling light point. Two single glazed windows to the front.

BEDROOM TWO 10' 8" x 9' 5" (3.25m x 2.87m)

Low level power points. Entrance recess area. Double opening doors to a cylinder cupboard with light. Ceiling light point. Single glazed window to the rear.

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m)

Three piece suite comprising of a low level w.c. Wash hand basin with hot and cold taps. Panel bath with hot and cold taps. Ceiling light point. Single glazed frosted window to the side.

EXTERNALLY

The property is approached via a double opening set of gates allowing vehicle access to the driveway. Lawned garden with established borders. Pedestrian access down one side to the rear.

REAR ELEVATION

The rear garden is mainly laid to lawn with flagged steps towards the head of the garden. Timber fencing forms the boundaries.

NO UPWARD CHAIN!

FULL RENOVATION REQUIRED!



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.