



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Detached Bungalow Occupying A Very Generous Corner Position With Hard Standing For Caravan/Boat. Fitted Kitchen With Mod Selection Of Eye & Base Level Units. Lounge Diner. uPVC D/G Conservatory. Private West Facing Gardens.



Thames Drive Biddulph ST8 7JF

£210,000

KITCHEN 9' 10" x 9' 10" (3m x 3m)

Modern selection of fitted eye and base level units, base units having work surfaces over. One and half bowl sink unit with drainer and mixer tap. Ample space for electric cooker with stainless steel extractor fan/light above. Plumbing and space for an automatic washing machine. Plumbing and space for dryer. Ample space for free-standing fridge or freezer. Wall mounted (Glow-Worm) gas central heating boiler. uPVC double glazed window towards the front. uPVC double glazed door towards the side elevation.

LOUNGE/DINING ROOM 16' 8" x 13' 6" (5.08m x 4.11m)

Electric fire set in a timber surround with 'marble effect' inset and hearth. Panel radiator. Television and telephone points. Centre ceiling light point. Real-wood laminate flooring. Two uPVC double glazed windows to the front elevation.

INNER HALLWAY

Loft access point. Doors to principal rooms. Storage cupboard.

BEDROOM ONE 13' x 9' 10" (3.96m x 3m)

Panel radiator. Ceiling light point. Television point. uPVC double glazed window towards the rear elevation.

BEDROOM TWO 10' x 10' (3.05m x 3.05m)

Ceiling light point. Panel radiator. uPVC double glazed window towards the rear.

BEDROOM THREE 9' 10" x 6' 4" (3m x 1.93m)

Panel radiator. Ceiling light point. uPVC double glazed double opening french doors allowing access and views into the conservatory.

CONSERVATORY (Off Bedroom Three)

uPVC double glazed windows to both side and rear elevations. Ceiling light point. Electric wall heater. Low level power points. uPVC double glazed, double opening doors allowing access and views into the rear garden. Ceiling light point. Electric wall heater. Low level power points.

BATHROOM

Three piece 'white' suite comprising of a low level w.c., pedestal wash hand basin and panel bath. Chrome coloured mixer shower over the bath. Panel radiator. uPVC double glazed window towards the side.

EXTERNALLY

The property is approached via a tarmac driveway with double opening gates allowing easy access and further off road parking to the car-port area and detached garage. Further driveway to the side allows for additional parking/hard standing for caravan/boat. Lawned garden.

SIDE ELEVATION

The side has a carport area with lantern reception light. Outside water tap. Easy pedestrian access to the rear garden.

REAR ELEVATION

The rear has two garden areas, both being low maintenance. Timber decked area off the conservatory. Timber fencing forming the boundaries. Second garden area is mainly gravelled with laurel and conifer hedging forming the boundaries. Elevated Astro-Turf patio with Mow Cop views. Elevated timber decked area enjoys the majority of the all-day to late evening sun with pleasant views over towards Mow Cop and Congleton Edge on the horizon.

GARAGE 16' 2" in length x 8' 6" wide, both measurements are approx. (4.93m x 2.59m)

Brick built and pitched roof construction. Security lighting. Up-and-over door to the front. Window to the side elevation. Power and light.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass through the traffic lights. At the roundabout turn right and then left onto 'Thames Drive'. Continue up towards the top where the property can be clearly identified by our 'Priory Property Services' board on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

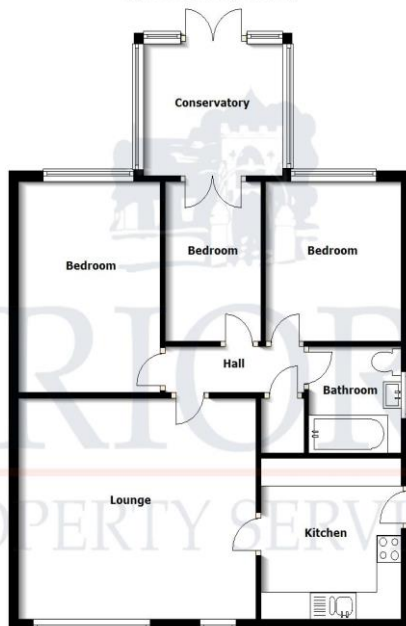
PROPERTY SERVICES

Biddulph's Award Winning Team





Ground Floor
Approx. 71.4 sq. metres (769.0 sq. feet)



Total area: approx. 71.4 sq. metres (769.0 sq. feet)

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A (92-100)			A (92-100)
B (81-91)			B (81-91)
C (69-80)			C (69-80)
D (55-68)		68	D (55-68)
E (39-54)	51		E (39-54)
F (21-38)			F (21-38)
G (1-20)			G (1-20)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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.