



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Lovely Mid Town House Within A Popular Residential Cul-De-Sac Location. Modern Fitted Kitchen. Lounge To The Rear Elevation With Stairs To The First Floor & Easy Access To The Long Rear Garden. Off Road Parking.



Bluebell Close Biddulph ST8 6TJ

£129,950

ENTRANCE HALL

Timber effect laminate floor. Panel radiator. Low level power point. Telephone point. Ceiling light point. Archway leading to the kitchen. Door to the lounge. uPVC double glazed door to the front elevation.

KITCHEN 7' 10" x 7' 10" (2.39m x 2.39m) maximum into the units.

Range of modern fitted eye and base level units work surfaces above. Tile splash-backs with various power points above. Stainless steel sink unit with drainer and mixer tap. Built-in four ring gas hob. Electric oven and grill combined below. Stainless steel circulator/fan above. Plumbing and space for washing machine. Ample space for free-standing fridge or freezer. Drawer and cupboard space. Modern Vaillant gas combination central heating boiler. Centre ceiling light point. Archway to the entrance hall. uPVC double glazed window to the front elevation.

LOUNGE/DINER 16' 8" x 11' 10" (5.08m x 3.60m)

Timber effect laminate flooring. Two panel radiators. Low level power points. Open spindle staircase to the first floor. TV point. Centre ceiling light point. uPVC double glazed double opening french doors allowing access and views to the long rear garden.

FIRST FLOOR LANDING

Open spindle staircase allowing access to the lounge. Loft access point. Low level point. Doors to principal rooms.

BEDROOM 1 11' 7" x 8' 7" (3.53m x 2.61m)

L-shaped. Panel radiator. Low level power point. Built-in wardrobe with modern double opening doors with side hanging rail and storage shelf above. Ceiling light point. uPVC double glazed window allowing excellent views of the long rear garden and partial views down towards Biddulph Moor and Congleton Edge on the horizon to one side.

BEDROOM 2 10' 8" x 6' 10" (3.25m x 2.08m)

Recess ideal for wardrobe. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac.

BATHROOM 7' 7" x 4' 7" (2.31m x 1.40m)

Modern white three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Modern part tiled walls. Panel bath with chrome coloured mixer tap. Triton electric shower above. Fitted grey shower screen. Timber effect laminate flooring. Chrome coloured panel radiator. Extractor fan. Ceiling light point. uPVC double glazed window to the front.

EXTERNALLY

The property is approached via off road parking to the front elevation. Flagged pathway provides easy access to the front elevation. Lawned garden to one side.

REAR ELEVATION

To the rear there is a flagged patio off the lounge with decking and lawned garden. Boundaries are formed by timber fencing.

VIEWING

Is strictly by appointment via the selling agent.

DIRECTIONS

Head South along the Biddulph By Pass turning left at the roundabout onto St Johns Road. Proceed over both roundabouts, turning 2nd left into Bluebell Close and then left again. The property can be clearly identified by our 'Priory Property Services' board.

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Biddulph's Award Winning Team





Address: 40 BLUEBELL CLOSE, BIDDULPH, BIDDULPH, ST8 6TJ
 RRN:

Energy Rating

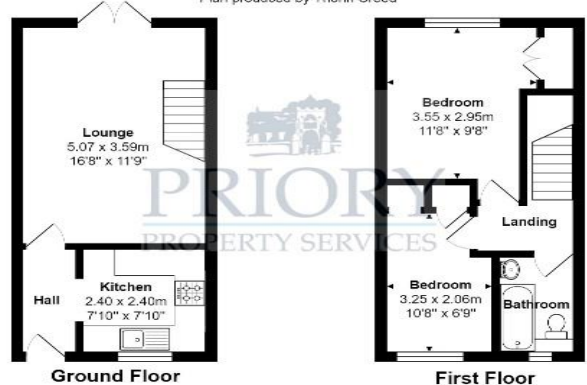
Most energy efficient - lower running costs	CURRENT	POTENTIAL
(92 plus) A		90
(81 - 91) B		
(69 - 80) C	73	
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed



Total Area: 55.3 m² ... 595 ft²

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.