



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Semi Detached Family Home With Generous Modern Fitted 'L' Shaped Breakfast Kitchen. Entrance Hall. Bay Fronted Through Lounge With Multi-Fuel Burner. First Floor Family Bathroom. Enc. Rear Garden. Viewing Recommended**



52 Knowle Road Biddulph ST8 6LH

£117,500

**ENTRANCE HALL**

Turn flight stairs allowing access to the first floor. Panel radiator. uPVC double glazed window to the side. Ceiling light point. Attractive tiled floor. New modern composite double glazed door to the front elevation.

**BAY FRONTED - THROUGH LOUNGE** 22' 6" x 11' 8", narrowing to 9' (6.85m x 3.55m)

Multi-fuel burner set in an attractive brick surround with timber mantel and slate hearth. Television points. Panel radiator. Low level power points. Center ceiling light point. Attractive walk-in bay to the front with uPVC double glazed windows. uPVC double glazed, double opening 'french doors' allowing access and views to the rear garden.

**'L' SHAPED BREAKFAST KITCHEN** 14' 10" maximum into the recess x 11' 4" maximum (4.52m x 3.45m)

Range of modern fitted eye and base level units, base units having timber work surfaces above. Various power points. Television point. Large built in (Kenwood) stainless steel effect five ring gas hob with double oven below. Stainless steel splash back and stainless steel circulator fan/light above. Fitted double bowl (Belfast) style sink with brushed chrome mixer tap. Plumbing and space for a slim-line dishwasher. Real wood breakfast bar. Built in dryer. Modern tiled floor. Ceiling light points. Door to walk-in storage cupboard. Panel radiator. uPVC double glazed window to the rear. uPVC double glazed modern stable door to the side elevation allowing access.

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. Loft access point. uPVC double glazed window to the side. Doors to principal rooms.

**BEDROOM ONE** 11' 8" x 11' 2" (3.55m x 3.40m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the front allowing pleasant views of the street and surrounding area, up towards 'Biddulph Moor' on the horizon.

**BEDROOM TWO** 10' 8" x 8' 6" (3.25m x 2.59m)

Panel radiator. Built in wardrobe. Entrance recess area. Low level power point. Ceiling light point. uPVC double glazed window allowing pleasant views to the rear.

**BEDROOM THREE ('L' Shaped)** 9' 0" into the stair recess x 8' 4" (2.74m x 2.54m)

Recess (ideal for wardrobe). Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the front.

**FAMILY BATHROOM** 7' 6" x 5' 4" (2.28m x 1.62m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps. Panel bath with hot and cold taps, mixer shower above, shower rail and curtain. Tiled walls and floor. Ceiling light point. uPVC double glazed windows to both the side and rear elevations.

**EXTERNALLY**

The front has a canopied entrance with small flagged patio area and lantern reception light. Timber fencing forms the boundaries.

**REAR ELEVATION**

The rear has a good size flagged patio area with step up to a mature lawned garden and mulched area. Timber fencing forms the boundaries. Garden enjoys the majority of the mid-day to later evening sun.

**DIRECTIONS**

Head South along the 'Biddulph By Pass' towards 'Knipersley'. At the 2nd roundabout turn left onto 'St Johns Road'. Continue for a short distance and turn 1st left onto 'Knowle Road', where the property can be located via our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the selling agent.

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### 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.