



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Lovely Link Detached Bungalow Boasting Valley Views To Front Elevation & Offered For Sale With No Upward Chain! Entrance Hall & Inner Hallway. Fitted Breakfast Kitchen. Conservatory To The Rear. Large Lounge/Dining Room.



Pennine Way Biddulph ST8 7EA

£169,500

ENTRANCE HALL

Panel radiator. Double opening doors to storage/cloaks cupboard. Coving to the ceiling with ceiling light point. uPVC double glazed door to the side. Archway leading to the kitchen.

BREAKFAST KITCHEN 9' 10" x 8' 4" (2.99m x 2.54m)

Range of quality fitted eye and base level units. Base units having work surfaces above and tile splash-backs. Various power points over the work surfaces. Ample space for slide-in cooker. Stainless steel sink unit with drainer and mixer tap. Various drawer and cupboards. Space for fridge to one side. Panel radiator. Ceiling light point. Wall mounted Ideal classic gas central heating boiler. uPVC double glazed window to the front elevation.

LOUNGE 19' 0" x 11' 2" (5.79m x 3.40m)

Two panel radiators. Gas fire set in an attractive surround. Low level power points. Ceiling and wall light points. Coving to the ceiling. uPVC double glazed bow window to the front elevation allowing pleasant views up towards Mow Cop on the horizon. Part glazed door allowing access to the entrance hall and inner hallway.

INNER HALLWAY

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

BEDROOM 1 13' 10" maximum into the wardrobes x 10' 4" (4.21m x 3.15m)

L-shaped. Built-in wardrobes with glazed fronts to the majority of one wall. Panel radiator. Low level power point. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views of the private rear garden.

BEDROOM 2 10' 4" x 9' 4" (3.15m x 2.84m)

Panel radiator. Low level power point. Ceiling light point. Double glazed sliding patio window and door allowing access and views into the conservatory at the rear.

CONSERVATORY

uPVC double glazed windows to either side and rear of the garden.

BATHROOM

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 and mixer shower off the taps. Tiled walls.

EXTERIOR

The property is approached via a long driveway allowing off-road parking and easy vehicle access to the attached garage and carport area. Front garden is mainly laid to lawn with a good size flagged patio that enjoys pleasant views down towards Mow Cop on the horizon.

GARAGE

Flat roof garage with up and over door to the front. Reception light to the carport area.

REAR ELEVATION

The rear of the property has a generous flagged and concrete patio area that surrounds the conservatory and to one side. Garden is mainly laid to lawn and set behind attractive brick walling. Selection of shrub borders. Established hedgerows forming the boundaries.

VIEWING

Is strictly by appointment via the selling agent.

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Biddulph's Award Winning Team





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