



**2 Bedrooms Plus Box Room/Study. Semi Detached House
Beautifully Presented Throughout. Private Landscaped Garden
To The Rear. Modern Fitted Dining Kitchen With Conservatory
Off. Family Bathroom To The First Floor & Ground Floor W.C.**



ENTRANCE HALL

New modern composite double glazed door to the front elevation. Attractive tiled floor. Panel radiator. Ceiling light point. Stairs allowing access to the first floor.

LOUNGE 12' 6" x 12' 2" maximum into the chimney recess (3.81m x 3.71m)

Multi-Fuel burner set in an attractive chimney breast with brick recess and tiled hearth. Quality timber effect laminate floor. Low level power points. Television point. Panel radiator. Centre ceiling light point. Attractive single glazed, bevel edged, double opening French doors allowing access and views into the breakfast kitchen. uPVC double glazed bow window to the front elevation allowing views on the horizon and partial views up towards Mow Cop.

DINING KITCHEN 12' 6" x 10' 8" (3.81m x 3.25m)

Excellent selection of new modern fitted base units, base units having marble effect work surfaces with tiled splash backs. Various power points over the work surfaces. Ample space for slide-in electric cooker with stainless steel effect circulator fan/light above. Fitted shelving. Glazed eye unit. Ceramic sink unit with drainer and mixer tap. Space and plumbing for slim-line dishwasher. Space for fridge under the units. Plumbing and space for washing machine. Space for condenser dryer (side-by-side) with marble effect work surface above and attractive tiled splash back. Panel radiator. Bevel edged, single glazed double opening French doors allowing access into the lounge. Archway leading into a walk-in under stairs store cupboard with shelving, ceiling light point and uPVC double glazed window to the side. Kitchen has modern vinyl tile effect flooring. Ceiling light points. uPVC double glazed window to the rear. Large archway leading into the conservatory/family room.

SIDE PORCH

uPVC double glazed stable door to the side elevation. Panel radiator. Further door to the ground floor w.c.

GROUND FLOOR W.C.

Low level w.c. Wash hand basin with mixer tap. Tiled floor. Ceiling light point. Wall mounted (Sabre) gas combination central heating boiler.

FAMILY ROOM/CONSERVATORY (Off The Kitchen) 13' 6" x 9' 6" (4.11m x 2.89m)

Brick base and pitched roof construction. Centre ceiling light point. Panel radiators. Quality timber effect laminate flooring. Power points. Television point. uPVC double glazed windows to both the side and rear elevations.

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 ('L' Shaped) 13' 0" x 10' 2" maximum into the wardrobes (3.96m x 3.10m)

Panel radiator. Low level power points. Ceiling light point. Built in wardrobes with double opening doors and side hanging rails. uPVC double glazed window allowing

pleasant views of Oxhey Drive and Smithy Lane, plus views up towards Mow Cop and Congleton Edge on the horizon.

BEDROOM TWO 10' 2" x 8' 6" (3.10m x 2.59m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden.

BOX ROOM/STUDY 7' 4" x 5' 2" approximately (2.23m x 1.57m)

Panel radiator. Built in desk top with built in shelving above. Further shelving above the stair rise. Ceiling light point. uPVC double glazed frosted window to the side.

BATHROOM ('L' Shaped) 8' 2" maximum into the recess x 6' 10" (2.49m x 2.08m)

Modern suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with cupboard space below, work surface surrounding and chrome coloured mixer tap with tiled splash back. Panel bath with chrome coloured hot and cold taps, chrome coloured mixer shower above, glazed shower screen and part tiled splash backs. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a wide graveled driveway allowing off road parking for 2 vehicles side-by-side. Canopied entrance. Easy pedestrian access to an Indian Stone flagged patio with established shrub borders to one side. Timber fencing and privet hedging forms the boundaries. Indian Stone flagged patio continues down to the side, allowing easy pedestrian access to the rear. Reception light to the side.

REAR ELEVATION

The rear has a gravelled area to one side of the conservatory. Raised timber decked area to the rear. Small lawned garden surrounded by well stocked flower and shrub borders. Timber fencing forms the boundaries. Further gravelled pathway towards the head of the garden with hard standing for summer house (Nb. the vendor is including the summer house in the sale) with pitched roof and glazed doors to the front. Timber shed (Nb. vendor informs us that the shed is included in the sale). Modern bike shed (NOT INCLUDED). Good selection of shrubs. Flagged patio and graveled borders. Timber fencing forms the boundaries.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed north along the by-pass. At the roundabout turn left onto Congleton Road. Continue past the Biddulph Arms public house turning immediately right onto Smithy Lane. Continue for a short distance and turn right onto Oxhey Drive, continue for a short distance, to 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.



Biddulph's Award Winning Team



