



# PRIORITY

PROPERTY SERVICES



**2 Bedrooms. Semi Detached Cottage With No Chain. Great Location For Local Town Centre & Local Leisure Facilities. Small Entrance Recess. Lounge. New Modern Fitted Kitchen & Ground Floor Bathroom. Enclosed Patio Garden.**



59 Congleton Road Biddulph ST8 6EF

£99,500

**ENTRANCE PORCH**

Upvc double glazed door to the front and rear elevations. Single glazed door allowing access into the lounge.

**LOUNGE** 13' 8" maximum x 13' 0" maximum into chimney recess (4.16m x 3.96m)

Timber effect laminate flooring. Wall mounted electric modern stainless steel fire. Low level power points. Panel radiator. Ceiling light points. Door to walk-in under stairs store cupboard with light and shelving. uPVC double glazed bow window to the front elevation. Part glazed door allowing access to the kitchen.

**KITCHEN** 10' 0" x 7' 6" (3.05m x 2.28m)

New modern selection of high gloss eye and base level units, base units having work surfaces above with power points over the work surfaces. Built in stainless steel effect (Electrolux) four ring gas hob with circulator fan/light above. Matching (Electrolux) oven and grill combined below. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Good selection of drawer and cupboard space. Quality timber effect laminate flooring. Modern ceiling light point. Part glazed door to the lounge. Panel radiator. uPVC double glazed window allowing pleasant views to the rear garden. Turn flight stairs allowing access to the first floor.

**REAR PORCH**

Wall mounted (Valliant) gas combination central heating boiler. Panel radiator. Inset ceiling light. Modern timber effect vinyl flooring. Base unit with work surface above. uPVC double glazed frosted door allowing access out to the rear garden.

**GROUND FLOOR BATHROOM** 7' 0" x 5' 8" (2.13m x 1.73m)

Modern three piece suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap above. 'P' shaped bath with chrome coloured mixer shower over the bath and curved glazed shower screen. Modern flooring, walls and ceiling. Extractor fan. LED lighting to the ceiling. Chrome coloured panel radiator. uPVC double glazed frosted window to the side elevation.

**FIRST FLOOR - LANDING**

Loft access point. Ceiling light point. Stairs allowing access to the ground floor. Doors to bedrooms one and two.

**BEDROOM ONE** 13' 2" maximum into the chimney recess x 9' 8" (4.01m x 2.94m)

Panel radiator. Low level power point. Recess (ideal for wardrobe) to one side of the chimney, built in cupboard to the other. uPVC double glazed window to the front elevation with pleasant views of Congleton Road, Lawton Street and up to Rock End on the horizon.

**BEDROOM TWO** 11' 6" x 10' 0" (3.50m x 3.05m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window allowing pleasant views over towards Mow Cop and Congleton Edge on the horizon at the rear. Built in airing cupboard with slatted shelf and panel radiator.

**EXTERNALLY**

The property is approached via a pleasant forecourted area with original walling and flagged pathway to the front entrance door. Flower and shrub borders to the front.

**REAR ELEVATION**

Victorian style walled garden with low maintenance concrete and astro-turf patio area. Rear enjoys the majority of the mid-day to later evening sun. Small lean-to storage shed.

**BRICK BUILT OUT-HOUSE****DIRECTIONS**

From our High Street offices proceed North along the (A527) through 'High Street' onto 'Congleton Road' where the property can be located on the left hand side via our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO CHAIN!**



# PRIORY

PROPERTY SERVICES

## 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.