



3 Bedrooms. Semi Detached Family Home Set Within A Popular Residential Location Close To Popular Local Schools. Ent. Hall, Lounge & Dining Kitchen. First Floor Modern Family Shower Room. Smart Block Paved Driveway With Off Road Parking.





#### **ENTRANCE HALL**

uPVC double glazed door with matching side panel window allowing access to the entrance hall. Panel radiator. Under stairs store cupboard housing the electricity meter. Turn flight stairs to the first floor with window on the half landing.

# **LOUNGE** 12' 2" x 17' 9" (3.71m x 5.41m)

Upvc double glazed bow window to the front elevation. Television point. Panel radiator. Coving to the ceiling with ceiling light point. Gas fire set in a surround with tiled hearth and side glazed display cabinets. Back central heating boiler. uPVC double glazed window to the rear elevation with views over the garden.

# **BREAKFAST KITCHEN** 12' 1" x 11' 3" (3.68m x 3.43m)

Range of wall mounted eye and base level units with work surfaces over. Stainless steel effect sink unit with drainer and mixer tap. Integrated (Cordialle) gas oven with separate grill, four ring gas hob with extractor fan above. Plumbing and space for washing machine. Tiled walls and floor. uPVC double window to the rear with views over the rear garden. Two single panel radiators. uPVC double glazed door to the rear elevation.

### **FIRST FLOOR - LANDING**

Upvc double glazed frosted window to the side elevation. Loft access point.

# **BEDROOM ONE** 13' 0" x 9' 1" (3.96m x 2.77m)

uPVC double glazed window to the front elevation. Panel radiator. Telephone and television point.

#### **BEDROOM TWO** 13' 0" x 8' 5" (3.96m x 2.56m)

Upvc double glazed window to the rear elevation. Panel radiator.

# **BEDROOM THREE** 8' 8" x 7' 2" (2.64m x 2.18m)

Upvc double glazed window to the front elevation. Panel radiator. Coving to the ceiling with ceiling light point. Cylinder cupboard with hot water tank and slatted shelf.

#### **SHOWER ROOM**

Modern fitted white suite comprising of a pedestal wash hand basin. Low level w.c. Large corner shower cubicle with (Triton T80i) electric shower, glazed doors and attractive waterproof panelling. Tiled walls. Panel radiator. Vinyl flooring. uPVC double glazed frosted window to the rear elevation.

#### **EXTERNALLY**

The property is approached via a set of feature metal gates leading onto a smart block paved driveway allowing off road parking. Easy pedestrian access to the front elevation. Gated and flagged access to one side allowing easy access to the rear elevation.

#### **REAR ELEVATION**

The rear has a flagged and timber deck patio. Easy access to the kitchen. Hardstanding for timber shed. Steps lead up to a lawned garden. Timber fencing forms the boundary. Mature tree. Outside water tap. Flagged pedestrian access to the front elevation.

#### **DIRECTIONS**

Head South along the Biddulph By Pass towards Knypersley. At the 2nd roundabout turn left onto St Johns Road. Proceed to the roundabout and turn right onto 'Church Road', continue towards the top and turn third right onto 'Church Close' where the property can be clearly identified by our 'Priory Property Services' board.

#### **VIEWING**

Is strictly by appointment via the selling agent.

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# Biddulph's Award Winning Team







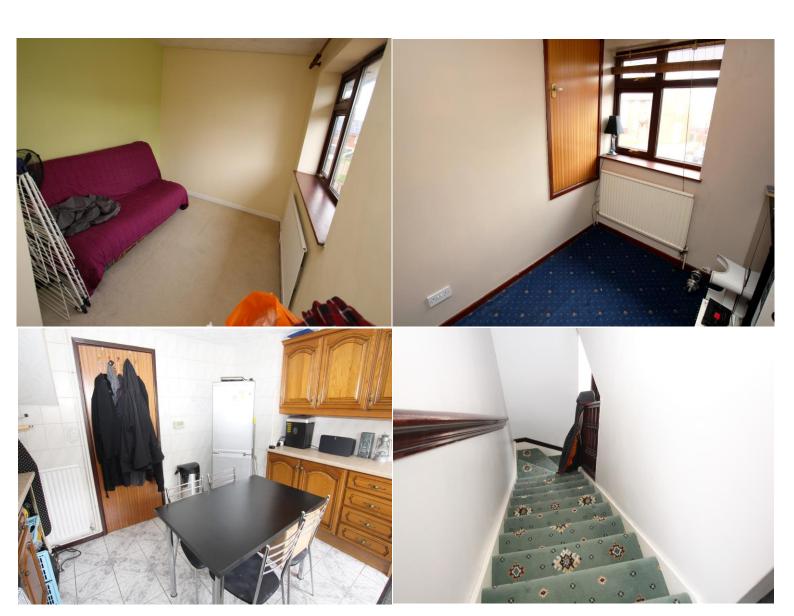




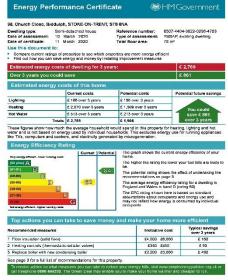












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