



# PRIORITY

PROPERTY SERVICES



**2 Bedrooms. Extended Semi Detached Family Home With Pleasant Bridal Path/Knypersley Views To Rear Elevation. Very Large Extended Dining Kitchen With Stairs To The First Floor. Entrance Hall & Lounge To Front. First Floor Family Bathroom.**



Lynside Road Biddulph ST8 6SD

£159,500

**ENTRANCE PORCH**

uPVC double glazed window and door to the front elevation. Inset ceiling lights. Useful recess ideal for cloaks. Door allowing access into the L-shaped lounge.

**L-SHAPED LOUNGE** *14' 5" into the bay, narrowing to 10' 6" x 14' 2" (4.39m x 4.31m)*

Living flame gas fire set in an attractive timber surround with decorative marble effect inset and hearth. Panel radiator. Low level power points. Small useful under-stairs recess. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation.

**EXTENDED DINING KITCHEN** *20' 6" maximum into the stairs x 14' 4" (6.24m x 4.37m)*

Timber effect laminate flooring. Panel radiator. TV point. Door to under-stairs store cupboard. Stairs allowing access to the first floor. Coving to the ceiling (dining area). Two ceiling light points. Door to lounge. Easy access to the kitchen area that has good selection of quality fitted eye and base level units. Base units having extensive work surfaces above with power points over. Stainless steel one and half bowl sink unit with drainer and mixer tap. Ample space for slide-in cooker. Circulator hood above (not tested). Built-in side by side fridge and freezer in the base units. Good selection of drawer and cupboard space. Plumbing for washing machine. Wall mounted Baxi combination boiler within one of the eye units. Inset ceiling lights. uPVC double glazed windows to side and rear elevations. uPVC double glazed door to the side.

**FIRST FLOOR LANDING**

Stairs allowing access to the ground floor dining kitchen. Loft access point which has power and is partially boarded. Doors to principal rooms.

**BEDROOM 1** *14' 4" maximum into the wardrobes x 10' 10" (4.37m x 3.30m)*

Panel radiator. Over stairs store cupboard. Coving to the ceiling with ceiling light point. Built-in wardrobes with sliding fronts. uPVC double glazed window towards the front elevation.

**BEDROOM 2** *9' 8" x 8' 0" (2.94m x 2.44m)*

Panel radiator. Low level power points. Over stairs store cupboard with built-in shelving. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear allowing pleasant views of the garden and partial views over towards Knypersley and the cricket ground on the horizon.

**BATHROOM** *6' 6" x 6' 0" (1.98m x 1.83m)*

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Panel bath with chrome coloured hot and cold taps. Chrome coloured mixer shower over. Shower rail and curtain. Ceiling light point. uPVC double glazed frosted window towards the rear.

**EXTERIOR FRONT**

The property is approached via a smart block paved driveway edged with block pavers. Ample off-road parking to both the front and side elevations with easy vehicle access to the garage. Front garden has a small lawn. Secure gated access down one side to the rear.

**EXTERIOR REAR**

The rear is split across two levels. The top level has a good size flagged patio off the extended dining kitchen with a lawned area. External water tap. Easy access to the driveway. Step down to a further lawned area. To the base of the garden is a hard standing for a timber shed. Boundaries formed by timber fencing. Gated access out to the rear bridleway.

**GARAGE** *19' 0" x 8' 2" at the widest point (5.79m x 2.49m)*

Brick built construction with flat roof. Power and light. Up and over door to the front. Window to the side.

**DIRECTIONS**

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights' Turn right at the lights onto Newpool Road, continue over the bridge and turn left into 'Lyneside Road'. Continue along to where the property can be clearly identified by our Priory Property Services Board.

**VIEWING**

Is strictly by appointment via the selling agent.

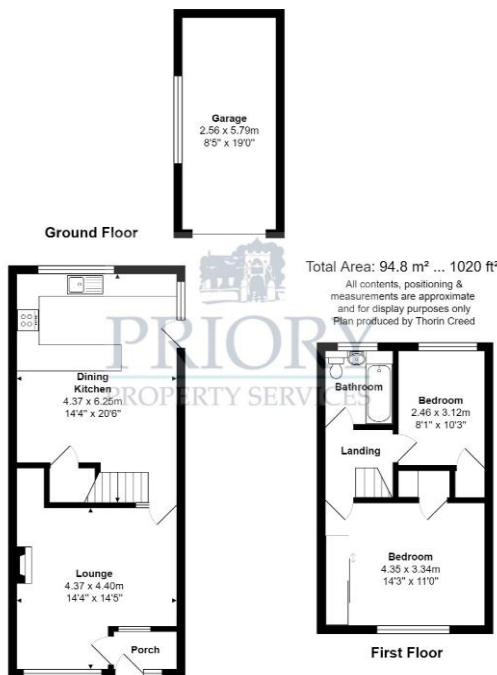




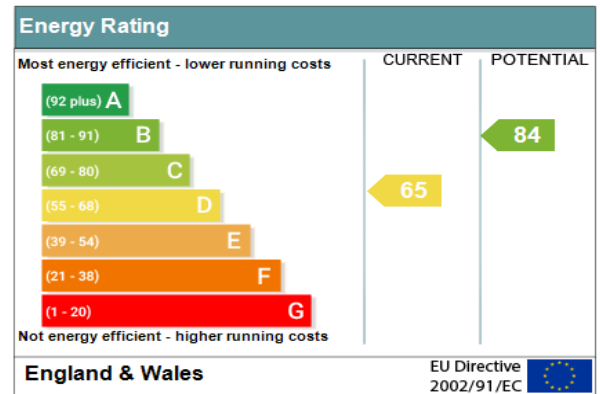
**PRIORY**  
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### Biddulph's Award Winning Team





Address: 75 LYNESIDE ROAD, BIDDULPH, BIDDULPH, ST8 6SD  
 RRN:



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.