



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Modern Semi Detached Family Home Within Easy Access To Local Schools & Amenities. Large Entrance Hall. Generous L Shaped Breakfast Kitchen. Conservatory & Porch To The Rear. Ground Floor W.C. & Through Lounge.



18 Slater Street Biddulph ST8 6JF

£145,000

RECEPTION HALL

Impressive mosaic style tiled floor. Panel radiator. Stairs allowing access to the first floor galleried landing. Ceiling light point. uPVC double glazed door to the front elevation. Doors to the through lounge and breakfast/kitchen.

LOUNGE 16' 2" x 11' 6" (4.92m x 3.50m)

Living flame gas fire set in an attractive polished marble surround inset and hearth with inset lighting. TV point. Panel radiator. Ceiling light point. uPVC double glazed windows to both the front and rear elevations.

BREAKFAST/KITCHEN 13' 4" x 10' 8" maximum into the recess (4.06m x 3.25m)

L-shaped. Range of modern fitted eye and base level units. Base units having work surfaces above with tile splash-backs. Various power points over the work surfaces. Stainless steel sink unit with drainer and mixer tap. Ample space for slide-in electric cooker. Good selection of drawer and cupboard space. Plumbing and space for washing machine. Panel radiator. Ceiling light point. uPVC double glazed windows to both the front and side elevations. Door allowing access to the rear porch.

REAR PORCH

Walk-in under-stairs storage cupboard with shelving and ceiling light point. Door to the conservatory. Door to the ground floor w.c.

GROUND FLOOR W.C.

Low level w.c. Ceiling light point. uPVC double glazed frosted window to the rear. Tiled walls.

CONSERVATORY 10' 2" x 7' 0" approx. (3.10m x 2.13m)

uPVC double glazed windows to the side and rear elevations. Sloped roof. Panel radiator. Power points.

FIRST FLOOR GALLERIED LANDING

Loft access point. Panel radiator. Stairs to the ground floor. Large uPVC double glazed window at the rear allowing views of the garden.

BEDROOM 1 10' 8" x 10' 8" (3.25m x 3.25m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the front

BEDROOM 2 11' 6" x 8' 8" (3.50m x 2.64m)

Panel radiator. Low level power points. Over stairs store cupboard housing the wall mounted gas central heating combination boiler. uPVC double glazed window to the front.

BEDROOM 3 8' 6" x 7' 2" (2.59m x 2.18m)

Panel radiator. Low level power points. uPVC double glazed window towards the rear elevation.

SHOWER ROOM

Low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Fitted mirror above. Tiled walls. Open shower with glazed screen to one side. Wall mounted Triton electric shower. Ceiling light point. uPVC double glazed frosted window to the rear.

EXTERIOR FRONT

The property is approached via a set of double opening gates allowing off-road parking for one to two vehicles. Mixture of gravel and flagged driveway at the front. Established privet hedge to the front and side forming the boundary. Gated access down one side of the property to the rear.

EXTERIOR REAR

Low maintenance flagged and gravelled patio garden. Timber fencing and established hedgerows forming the boundaries. Enjoys the majority of the all day sun at the rear as it faces approximately south.

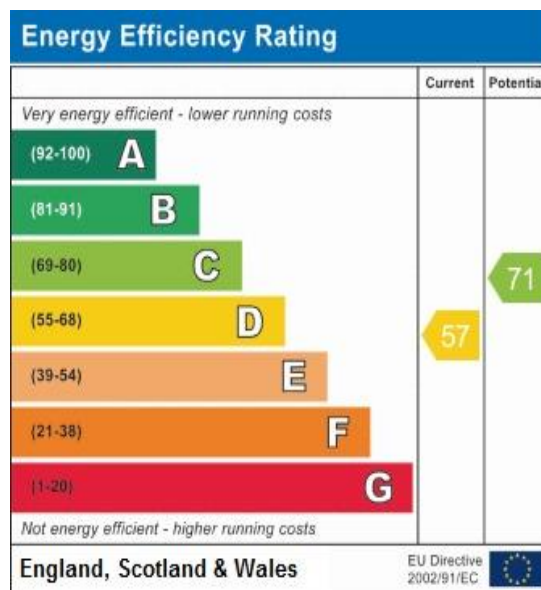
VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Address:
Slater Street, Biddulph. ST8 6JF

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.