



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Spacious Semi Detached Family Home With Driveway & Garage. Entrance Hall. 'L' Shaped Lounge. Fitted Dining Kitchen. Modern First Floor Family Bathroom With Shower Over The Bath. Great Location For Local Schools.**



53 Mayfield Road Biddulph ST8 7BX

£125,000

**ENTRANCE HALL**

New modern double glazed door to the front elevation. Timber effect laminate flooring. Panel radiator. Turn flight stairs allowing access to the first floor with uPVC double glazed window towards the side elevation. Part glazed door allowing views and access into the 'L' shaped lounge diner.

**'L' SHAPED LOUNGE DINER** 17' 10" x 15' 6", narrowing to 9'10" (5.43m x 4.72m)

Gas fire set in an attractive surround with timber mantel above and raised hearth. Television and telephone points. Two panel radiators. Quality 'timber effect' laminate flooring. Coving to the ceiling with wall light points. Door allowing access to the kitchen. uPVC double glazed windows to both the front and rear elevations.

**'L' SHAPED DINING KITCHEN** 13' 5" x 11' 8" maximum into the recess (4.09m x 3.55m)

Range of modern fitted eye and base level units, base units having new modern work surfaces above and attractive tiled walls. Stainless steel sink unit with drainer and chrome coloured mixer tap. Good selection of drawer and cupboard space. Space for electric cooker. Space for fridge under the units. Door to under stairs store cupboard. Part vinyl flooring and small tiled section to the rear door. Ceiling light point. Door allowing access into the lounge. uPVC double glazed window towards the rear. uPVC double glazed 'stable door' towards the side elevation.

**FIRST FLOOR - LANDING**

Doors to principal rooms. Low level power point. uPVC double glazed window to the side. Loft access point.

**BEDROOM ONE** 11' 10" x 9' 2" (3.60m x 2.79m)

Timber effect laminate flooring. Low level power points. Panel radiator. Ceiling light point. uPVC double glazed window towards the front elevation.

**BEDROOM TWO** 14' 2" x 8' 2" (4.31m x 2.49m)

Timber effect laminate flooring. Panel radiator. Former cylinder cupboard with slatted shelves. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the rear.

**BEDROOM THREE** 8' 10" x 6' 2" (2.69m x 1.88m)

Panel radiator. Low level power points. Ceiling light point. Storage cupboard with double opening doors to the over stairs rise. uPVC double glazed window to the front elevation.

**FAMILY BATHROOM** 9' 0" x 5' 5" (2.74m x 1.65m)

Modern three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Modern 'P' shaped bath with chrome coloured mixer tap and modern mixer shower above with rain shower head. Extractor fan. Attractive tiled floor and part tiled walls. Ceiling light point. Chrome coloured towel radiator. uPVC double glazed frosted window towards the rear elevation.

**EXTERNALLY**

The property is approached via an original low level wall with established well maintained privet hedging forming the boundaries. Pedestrian and vehicle gated access to the driveway. Tarmac driveway meanders out to the side, for additional hard standing for parking. Easy access to the garage. Small front lawned garden. Canopied entrance with lantern reception light. Gated, flagged access down one side of the property to the rear.

**GARAGE**

Pre-fabricated construction with up-and-over door to the front. uPVC double glazed door to the side elevation.

**REAR ELEVATION**

Concrete and flagged patio area with gated access to a lawned garden and raised timber decked area. Timber shed is to be included in the sale. Timber fencing forms the boundaries.

**DIRECTIONS**

Head South along the 'Biddulph By Pass', over the 2 roundabouts to 'Knypersley Traffic Lights'. Turn left at the traffic lights onto 'Park Lane'. Proceed along for a short distance and turn left onto 'Woodland Street', then immediate right onto 'Mayfield Road'. Continue for a short distance to 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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