



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Beautifully Presented Semi With Far Reaching Views Of The Biddulph Valley/Cheshire Plain To Front. Mod. Dining Kitchen With B.I. Apps. Through Lounge/Dining Rm. New Stunning First Floor Shower Room.



116 Church Close Biddulph ST8 6NA

£135,000

ENTRANCE HALL

uPVC double glazed door allowing access. Turn flight stairs allowing access to the first floor with uPVC double glazed frosted window on the half landing to the side. Panel radiator. uPVC double glazed door towards the front elevation. Coving to the ceiling with centre ceiling light point. Part glazed door allowing access into the good size large 'L' shaped lounge diner.

LARGE 'L' SHAPED LOUNGE DINER 17' 10" maximum x 15' 5", narrowing to 9'2" (5.43m x 4.70m)

Modern wall mounted electric fire. Single panel radiator. Television and telephone points. Various low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed bow window towards the front allowing fantastic panoramic views over the sports fields towards the Biddulph Valley with Congleton Edge and The Cloud to either side. uPVC double glazed, double opening French doors allowing access and views to the rear. Archway leading into the dining kitchen.

DINING KITCHEN 12' 0" x 12' 0" both measurements are maximum and into units (3.65m x 3.65m)

Excellent selection of modern fitted eye and base level units, base units having extensive work surfaces above with attractive modern tiled splash backs and various power points across the work surfaces. One and half bowl sink unit with drainer and feature mixer tap. Four ring gas hob with circulator fan/light above. Built in electric oven below. Built in fridge and freezer. Excellent selection of drawers and cupboard space. Space for dryer. Built in (Whirlpool) washing machine. Panel radiator. Small breakfast bar with modern tiled splash back. Archway into the lounge. Coving to the ceiling with centre ceiling light point. Attractive timber style vinyl flooring. uPVC double glazed window to the side, plus uPVC double glazed window allowing pleasant views to the rear. Built in store cupboard with shelving. Double glazed door allowing access to the rear elevation.

FIRST FLOOR - LANDING

Turn flight stairs to the ground floor. Coving to the ceiling with ceiling light point. Panel radiator. Loft access point. uPVC double glazed frosted window to the side.

MASTER BEDROOM 12' 2" minimum measurement to wardrobe fronts x 9' 4" (3.71m x 2.84m)

Built in wardrobes to the majority of one wall with sliding mirrored fronts. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing excellent panoramic views of the Biddulph Valley, down towards Congleton Edge, The Cloud and Cheshire Plain on the horizon.

BEDROOM TWO ('L' Shaped) 14' 0" x 8' 2" maximum into the wardrobes (4.26m x 2.49m)

Built in wardrobes with sliding mirrored fronts. Panel radiator. Coving to the ceiling with centre ceiling light point. Low level power point. Built in storage cupboard with shelving. uPVC double glazed window allowing pleasant views of the good size garden to the rear.

BEDROOM THREE 9' 2" x 6' 2" (2.79m x 1.88m)

Panel radiator. Low level power points. Over-stairs storage cupboard with double side hanging rails. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing fantastic views over Biddulph Valley, towards Congleton Edge, The Cloud and Cheshire Plain.

FAMILY SHOWER ROOM 9' 0" x 5' 6" (2.74m x 1.68m)

Stunning, new modern shower room with double walk-in shower. Chrome colored over head rain shower with separate chrome colored hand shower and fixed screen. Chrome colored heated towel radiator. Modern built in storage cupboards with work tops above. Sink unit with chrome colored mixer tap and mirror above. Matching fixed toothbrush holders. Matching useful tall storage unit. Concealed toilet cistern. Modern LED lighting. Attractive, matching tiled walls and floor and feature tiled wall in the shower area. uPVC double glazed windows to both the side and rear elevations.

FRONT ELEVATION

The property is approached via attractive block paved and gated access. Low level hedgerow and wall form the front boundary. Gated, block paved pedestrian access down one side to the rear.

REAR ELEVATION

Large well kept flagged patio area with flood lighting above. Steps lead up to a good size lawned garden with hard standing for timber shed. Further raised flower and shrub borders set behind railway style sleepers. Further patio area towards the head of the garden. Timber fencing forms the boundaries. Outside water tap.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre head South along the 'Biddulph By Pass' towards 'Knypersley'. Turn left at the 2nd roundabout 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 on the left hand side.

VIEWING

Is strictly by appointment via the agent.



