



**2 Bedrooms. Semi Detached Bungalow Within A Popular Cul-De-Sac Location Boasting No Chain. Ent. Hall, Kitchen, Lounge With Access To The Conservatory Off Bedroom 2. Gardens To Front & Rear. Detached Garage & Ample Off Road Parking.**



**L SHAPED ENTRANCE HALL**

Panel radiator. Loft access point. Ceiling light point. Former cylinder cupboard with slatted shelf. uPVC double glazed window to the side.

**KITCHEN** 9' 10" x 7' 2" *both measurements are approximate (2.99m x 2.18m)*

Range of fitted eye and base level units. Stainless steel sink unit with drainer and mixer tap. Space for slide in gas cooker. Plumbing and space for washing machine. Space for free standing fridge or freezer. Wall mounted (Glow-Worm Space Saver) gas central heating boiler. uPVC double glazed window to the front.

**LOUNGE** 15' 2" x 10' 4" (4.62m x 3.15m)

Gas fire set in a brick surround, extending out into a television plinth. Television and telephone point. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed bow window to the front elevation.

**BEDROOM ONE** 12' 4" *maximum into the wardrobes x 9' 2" (3.76m x 2.79m)*

Panel radiator. Built in wardrobes with double opening doors. Low level power point. Ceiling light point. uPVC double glazed window allowing views into the conservatory and onto the garden.

**BEDROOM TWO** 8' 4" x 7' 0" (2.54m x 2.13m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window and door allowing access and views into the conservatory.

**BATHROOM** 6' 4" x 5' 5" (1.93m x 1.65m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin. Panel bath with (Triton) electric shower over. Panel radiator. uPVC double glazed window to the side.

**CONSERVATORY**

Upvc double glazed windows to both side and rear elevations, rear allowing pleasant views of the garden. Tiled floor. uPVC double glazed double opening French doors allowing access into the garden.

**EXTERNALLY**

The property is approached via a tarmacadam driveway that continues down towards the side of the property. Front low maintenance flagged and graveled garden. Boundaries are formed by brick walling. Gated access into the front.

**SIDE ELEVATION**

Security lighting. Door allowing access to the property. Gated access to the rear garden.

**GARAGE**

Pre-fabricated construction with up-and-over door to the front.

**REAR ELEVATION**

The rear has a small flagged patio area surrounding the conservatory. Flower borders. Steps up to a lawned garden with timber fencing forming the boundaries. Timber shed towards the head of the garden. Garden enjoys the majority of the all-day to later evening sun.

**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 towards the top, taking the 4th left hand turning into Bateman Avenue, where the property can be clearly identified on the right hand side by our Priory Property Services Board.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO CHAIN****DO YOU HAVE A PROPERTY TO SELL?**

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.

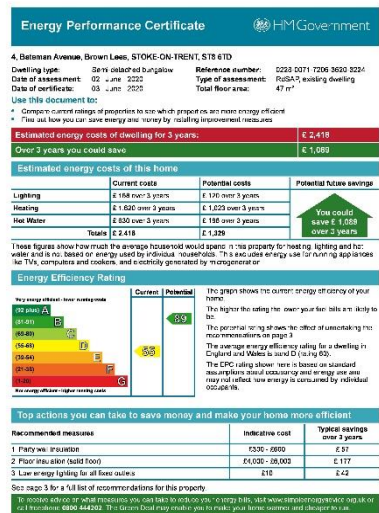
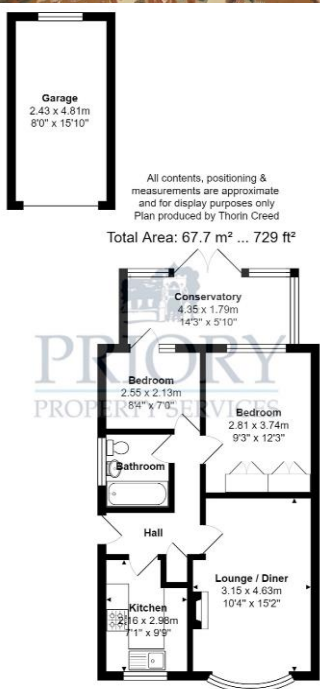




## Biddulph's Award Winning Team







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.