



PRIORY

PROPERTY SERVICES



3 Bedrooms. Extremely Well Presented Semi Detached Family Home With Great Views To The Front Elevation & Positioned On A Generous Corner Plot. New Modern Fitted Kitchen With B.I. Apps. Lounge & Sep. Dining Rm. G.F W.C. & F/F Bathroom.



Kingsfield Road Biddulph ST8 6DP

£159,950

ENTRANCE HALL

Panel radiator. Open stairs allowing access to the first floor gallery landing. Useful under-stairs store cupboard. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front. Double glazed modern composite door to the front.

DINING ROOM 13' 10" x 10' 4" (4.21m x 3.15m)

Polished stone modern surround and hearth. Low level power points. Centre ceiling light point. uPVC double glazed window allowing pleasant views to the landscaped rear garden.

KITCHEN 11' 10" maximum into the entrance recess x 8' 2" max (3.60m x 2.49m)

Excellent selection of new modern fitted eye and base level units. Base units having timber effect work surfaces above with matching up-stands. Various power points over the work surfaces. Stainless steel one and half bowl with drainer and mixer tap. Stainless steel Lamona five ring gas hob with stainless steel circulator fan/light above. Stainless steel effect Lamona electric oven and grill combined below. Selection of drawer and cupboard space. Vinyl flooring. Panel radiator. Inset ceiling lights. Wall mounted Alpha gas central heating boiler. uPVC double glazed window to the front elevation allowing excellent views of the woodland to the front. Door to the lounge. Door to walk-in store cupboard. Arch allowing easy access to the utility room.

WALK-IN STORE CUPBOARD

Base unit with useful work surface above. Cupboard space below. Ceiling light point. uPVC double glazed frosted window towards the front elevation.

UTILITY ROOM 9' 2" minimum excluding entrance recess to the rear x 8' 4" (2.79m x 2.54m)

L-shaped. Panel radiator. uPVC double glazed window to the front. Modern double glazed composite door to the front allowing access from the driveway. uPVC double glazed door to the rear garden. Inset ceiling lights. Various power points. Ample space for free standing fridge/freezer. Space for washing machine.

GROUND FLOOR W.C.

Low level w.c. Panel radiator. Ceiling light point. uPVC double glazed window to the rear.

LOUNGE 13' 0" x 12' 2" (3.96m x 3.71m)

Panel radiator. Various low level power points. High level TV point. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the rear.

FIRST FLOOR GALLERY LANDING

Stairs allowing access to the ground floor. Loft access point. Low level power point. Doors to principal rooms. uPVC double glazed window to the front allowing excellent views of the woodland and up towards Biddulph Moor on the horizon.

BEDROOM 1 12' 6" maximum into the wardrobes x 12' 2" (3.81m x 3.71m)

Panel radiator. Built-in wardrobes to the majority of one wall with various double opening doors, over-bed storage cabinets and matching dressing table. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear.

BEDROOM 2 12' 2" x 11' 0" (3.71m x 3.35m)

L-shaped. Panel radiator. Two sets of built-in wardrobes with various double opening doors, side hanging rails, built-in storage shelving. Coving to the ceiling with ceiling light point. uPVC double glazed windows to the side and rear elevations.

BEDROOM 3 9' 4" x 8' 4" (2.84m x 2.54m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing excellent views of the woodland.

BATHROOM 8' 0" x 6' 6" (2.44m x 1.98m)

Recently modernised white suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap above. Panel bath with chrome coloured mixer tap. Separate shower with wall mounted chrome coloured mixer shower. Rain head shower above. Inset ceiling lights. Panel radiator. uPVC double glazed frosted window to the side elevation.

EXTERIOR FRONT

Property is approached via a dropped kerb allowing easy vehicle access to the driveway that has two off-road parking spaces. Front and side gardens mainly laid to lawn. Flagged pathway leading to a canopied front entrance. Further entrance at the utility.

EXTERIOR REAR

The rear of the property has an elevated flagged patio that enjoys great views of the landscaped rear garden. Mainly low maintenance gravel garden. Gated access down one side to the front. Outside water tap. Raised shrub bed behind attractive modern railway sleepers. Timber fencing forming the boundaries.

DIRECTIONS

From our High Street offices proceed South along the (A527) High Street, turning left onto King Street. Turn right onto John Street and immediately left onto Gunn Street. Turn left onto Kingsfield Road and over the roundabout where the property can be clearly identified by our 'Priory Property Services' board on the left hand side.

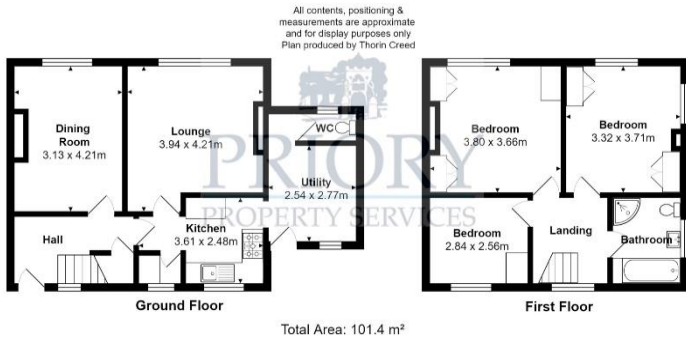
VIEWING

Is strictly by appointment via the selling agent.

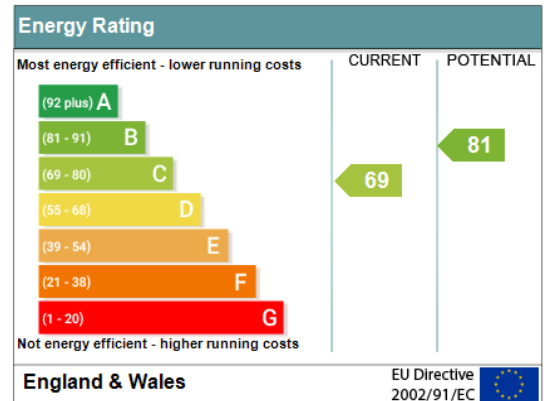


Biddulph's Award Winning Team





Address: 59 KINGSFIELD ROAD, BIDDULPH, BIDDULPH, ST8 6DP
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.