



3 Bedrooms. Beautifully Presented Detached Family Home Within A Sought After Quiet Cul-De-Sac. Large Bay Lounge With Stairs To First Floor & Dining Room Off. Modern Fitted Kitchen. Brick Base Conservatory/Family Room. Private Rear Garden.



ENTRANCE HALL

Panel radiator. Recess for cloaks. Ceiling light point. uPVC double glazed door to the front elevation. Further door to the lounge. Further door to the ground floor cloakroom.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with tiled splash back and hot and cold taps. Ceiling light point. uPVC double glazed frosted window towards the side elevation.

LOUNGE 14' 10" maximum into the bay x 13' 4" approximately (4.52m x 4.06m)

Living Flame gas fire set in an attractive modern surround with marble effect inset and hearth. Television and telephone points. Panel radiator. Door to under stairs store cupboard. Coving to the ceiling with both wall and ceiling light points. Attractive open turn flight stairs to the first floor. Archway to the dining room. Walk-in bay with uPVC double glazed window towards the front elevation.

DINING ROOM (Off The Lounge) 9' 8" x 7' 10" (2.94m x 2.39m)

Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. Door to the kitchen. Double glazed sliding patio window and door allowing access and views into the rear conservatory/family room.

KITCHEN 9' 6" x 8' 0" (2.89m x 2.44m)

Range of quality fitted modern eye and base level units, base units having real wood work surfaces above with tiled splash backs and various power points over the work surfaces. Under pelmet lighting. Ample space for slide-in gas/electric cooker. Stainless steel one and half bowl sink unit with drainer and mixer tap. Built in AEG dishwasher. Plumbing and space for washing machine. Built in fridge and freezer into the base units, side-by-side. Good selection of drawer and cupboard space. Ceiling light point. Tiled floor. Panel radiator. Door to the dining room. uPVC double glazed window and door allowing access and views into the conservatory/family room at the rear.

CONSERVATORY/FAMILY ROOM 14' 10" x 9' 0" (4.52m x 2.74m)

Brick base and pitched roof construction. Oak wood flooring. Various power points. Upvc double glazed windows to both side and rear elevations allowing pleasant views of the private landscaped rear garden. uPVC double glazed door allowing access out to the side patio.

FIRST FLOOR - LANDING

Attractive turn flight stairs allowing access to the ground floor lounge. Low level power point. Over-stairs former cylinder cupboard with slatted shelves. Ceiling light point. uPVC double glazed frosted window to the side elevation. Doors to principal rooms.

BEDROOM ONE 13' 2" x 8' 10" (4.01m x 2.69m)

Panel radiator. Low level power points. Loft access point. uPVC double glazed window allowing pleasant views to the rear and partial views over towards Mow Cop and Congleton Edge on the horizon.

BEDROOM TWO 9' 6" x 8' 10" (2.89m x 2.69m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac.

BEDROOM THREE 9' 8" x 7' 4" (2.94m x 2.23m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the rear allowing pleasant views of the enclosed garden and views up towards Mow Cop on the horizon.

FAMILY BATHROOM 7' 4" x 6' 4" (2.23m x 1.93m)

Recently modernised four piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Stand alone roll top bath with chrome coloured mixer tap. Shower cubicle with tiled walls, glazed retractable doors and chrome coloured mixer shower. Quality oak effect flooring. Chrome coloured towel radiator. uPVC double glazed frosted window to the front elevation.

EXTERNALLY

The property is approached via a sweeping tarmac driveway edged in block paviors. Front garden is mainly laid to lawn. Small canopied entrance allowing access. Driveway continues to the side of the property with flagged and graveled driveway. Easy pedestrian access to the rear. Security lighting.

REAR ELEVATION

Small flagged patio area that enjoys the majority of the mid day to late evening sun. Mainly laid to lawn garden with established flower and shrub borders. Fish pond with electrically operated centre fountain (operated from the conservatory). Boundaries are formed by timber fencing. Slate gravel pathway leads down towards the lower flagged patio. Easy pedestrian access to the timber summer house.

TIMBER SUMMER HOUSE 9' 6" x 5' 6" (2.89m x 1.68m)

Insulated with power and light. Quality flooring. Timber double glazed windows to the side elevation allowing pleasant views of the garden. Timber double glazed, double opening French doors allowing access to the patio, great place to enjoy the morning sun.

PITCHED ROOF SHED/SUMMER HOUSE

Two single glazed windows to the front. Large door.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass through the traffic lights. At the roundabout turn right and then left onto 'Thames Drive'. Continue past the Leisure Centre turning second right onto 'Torville Drive'. Then turn 1st left into 'Swift Drive' and continue down to where the property can be clearly identified via our Priory Property Services board.

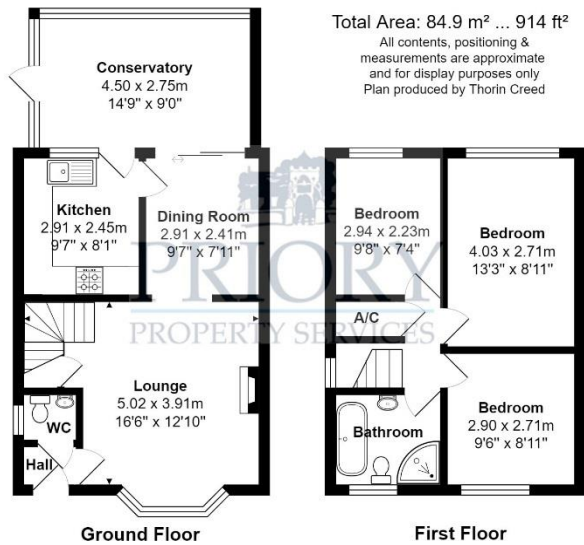
VIEWING

Is strictly by appointment via the selling agent.

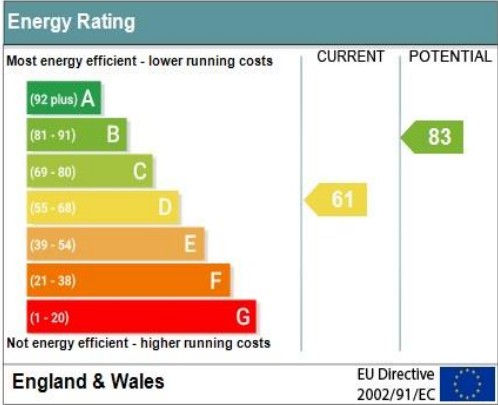


Biddulph's Award Winning Team





Address: SWIFT DRIVE, BIDDULPH, STOKE-ON-TRENT, ST8 7TX
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.