



PRIORITY
PROPERTY SERVICES



3 Bedrooms. End Town House Beautifully Presented With Fantastic Open Field Views To The Front Elevation. Modern Fitted Through Dining Kitchen & Through Lounge. Master Bed With Newly Fitted Smart En-Suite. Enclosed Garden. Garage.



34 Patrick Place Brindley Ford ST8 7RF

£134,000

GROUND FLOOR**FRONT ENTRANCE HALL**

Panel radiator. Stairs allowing access to the first floor. Ceiling light point. uPVC double glazed window and door towards the front elevation.

THROUGH DINING KITCHEN 17' 10" x 8' 2" (5.44m x 2.49m)

Modern selection of fitted eye and base level units, base units having timber effect work surfaces over with attractive splash backs. One and half bow stainless steel sink unit with drainer and mixer tap. Stainless steel (Samsung) four ring gas hob with stainless steel circulator fan/light above. Stainless steel (Samsung) electric oven below. Plumbing and space for dishwasher. Space for dryer. Ample space for free standing fridge or freezer. Attractive timber effect laminate flooring. Coving to the ceiling with inset ceiling lights. Panel radiator. uPVC double glazed windows to both front and rear elevations. Wall mounted gas combination central heating boiler. Front having fantastic views over open countryside.

THROUGH LOUNGE 17' 10" x 9' 10" (5.44m x 3m)

New modern timber effect laminate flooring. Two panel radiators. Television point. Coving to the ceiling with centre ceiling light point. uPVC double glazed double opening 'french doors' allowing access and view into the enclosed private rear garden. uPVC double glazed bow window allowing views over the patio garden and excellent views over open countryside to the front.

REAR PORCH

uPVC double glazed frosted door towards the rear elevation. Further uPVC double glazed frosted door allowing access into the entrance hall.

REAR ENTRANCE HALL

Walk in under stairs cloaks recess. Ceiling light point. Access to the kitchen and lounge.

FIRST FLOOR**LANDING**

Stairs allowing access to the ground floor. Loft access point. Former cylinder cupboard with slatted shelves above.

BEDROOM ONE 10' 2" x 8' 2" min. measurement excluding the entrance recess area (3.1m x 2.49m)

Quality timber effect laminate floor. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing fantastic views over open countryside towards the front elevation. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Smart, modern, newly fitted en-suite. Modern, quality fitted fully tiled en-suite with chrome coloured mixer shower. Extractor fan. Chrome colored heated towel rail.

BEDROOM TWO 10' 2" x 9' 10" (3.1m x 3m)

Panel radiator. Built in storage cupboard. Ceiling light point. uPVC double glazed window allowing fantastic views over open countryside towards the front elevation.

BEDROOM THREE 7' 4" x 6' 10" (2.24m x 2.08m)

Panel radiator. Low level power point. Ceiling light point. Double glazed window towards the rear.

L-SHAPED BATHROOM

Modern white three piece suite comprising of a low level w.c. & pedestal wash hand basin with chrome colored tap. Panel bath with chrome coloured mixer tap and shower attachment. Two chrome colored heated towel rails. Ceiling light point. Attractive part tiles walls and floor. Two uPVC double glazed frosted windows towards the rear elevation.

EXTERNALLY

The front has an extensive block paved patio garden with attractive cast iron style railings and conifer hedging forming the boundaries allowing outstanding views over open farmland and enjoys the majority of the all-day to late evening sun.

REAR ELEVATION

The rear has an enclosed walled flagged patio garden which enjoys the majority of the all-day sun. Outside water tap. Reception lighting. Timber shed. Easy rear access to the garage. Double opening timber gates allowing vehicle and pedestrian access.

GARAGE 18' x 8' 4" (5.49m x 2.54m)

Electric roller door towards the front. Power and light. Door To side.

DIRECTIONS

Head North along the 'Biddulph By Pass' towards 'Knipersley Traffic Lights'. Continue through the lights towards 'Brindley Ford', turning right onto 'Bull Lane'. Turn 2nd left into 'Handley Street' and 1st right into 'Patrick Place' where the property can be located via our 'Priory Property Services Board'.

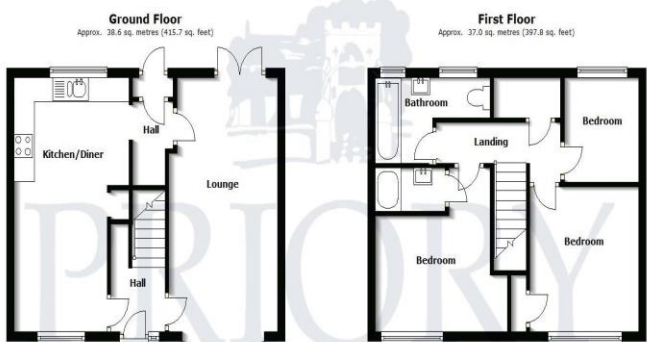
VIEWING

Is strictly by appointment via the agent.



Biddulph's Award Winning Team





PRIORY PROPERTY SERVICES

Total area: approx. 75.6 sq. metres (813.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using The Mobile Agent.

8400-7237-9829-2826-8723		Current	Potential	8400-7237-9829-2826-8723		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			
		70	71			72	73
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	

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.