



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Semi Detached Family Home With Pleasant West Facing Rear Garden That Enjoys The Majority Of The Mid Day To Late Evening Sun. Fitted Kitchen. Through Lounge/Dining Room. Family Bathroom To The F. Floor. Gas Central Heating.



Castle View Biddulph ST8 6LF

£120,000

ENTRANCE HALL

Panel radiator. Turn flight stairs allowing access to the first floor with uPVC double glazed window on the half landing. Ceiling light point. uPVC double glazed door towards the front elevation.

THROUGH LOUNGE 18' 8" x 12' 0" (5.69m x 3.65m)

Quality timber effect laminate flooring. Television point. Living Flame gas fire set in an attractive timber surround with decorative marble effect inset and hearth. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Doors allowing access to both the entrance hall and kitchen at the rear. uPVC double glazed window to the front and uPVC double glazed sliding patio window and door allowing access and views out towards the pleasant rear garden.

KITCHEN 10' 8" x 8' 0" (3.25m x 2.44m)

Range of fitted eye and base level units, base units having work surfaces above with power points over. Stainless steel one and half bowl sink unit with drainer and mixer tap. Space for electric cooker. Space for fridge or freezer. Panel radiator. Breakfast bar. Ceiling light point. Wall mounted gas central heating boiler. uPVC double glazed windows to both the side and rear elevations. Further door to the side porch.

REAR PORCH

Upvc double glazed door to the side elevation. Doors allowing access to two separate store rooms.

FIRST FLOOR LANDING

Ceiling light point. Low level power point. uPVC double glazed window to the side. Doors to principal rooms.

BEDROOM ONE 12' 10" x 10' 4" (3.91m x 3.15m)

Panel radiator. Low level power points. Loft access point with retractable ladder (Nb. vendor confirms the loft is boarded). Ceiling light point. uPVC double glazed window to the front elevation.

BEDROOM TWO 12' 8" x 5' 6" (3.86m x 1.68m)

Panel radiator. Low level power point. Ceiling light point. Upvc double glazed window allowing pleasant views of the rear garden and views up towards Mow Cop on the horizon.

BEDROOM THREE (L SHAPED) 9' 10" x 6' 7" (2.99m x 2.01m)

Panel radiator. Low level power point. Over stairs store cupboard. uPVC double glazed window to the front.

FAMILY BATHROOM

Three piece suite comprising of a low level w.c. Wash hand basin with chrome coloured mixer tap and cupboard space below. Panel bath with chrome coloured mixer tap and electric shower over. Cylinder cupboard with shelving. Ceiling light point. Panel radiator. uPVC double glazed frosted window to the side.

EXTERNALLY

The property is approached via a low level wall and double opening gates to a graveled and flagged patio and lawned garden to one side.

REAR

The rear has a good size flagged patio area that enjoys the majority of the mid day to later evening sun. Garden is mainly laid to lawn with flagged pathway down one side. Some vegetable beds. Majority of the boundaries are formed by established hedgerows.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass and at the 2nd roundabout turn left onto 'St Johns' Road. Take the 1st right hand turning into 'Castle View', follow the road around to where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team



