



**2 Bedrooms. Beautifully Presented Mid Town House - Fully Refurbished Throughout To a Very High Standard With The Added Benefit Of Parking To The Rear. uPVC D/G & Gas C.H. Through Lounge Diner. New Modern Fitted Kitchen. No Chain.**



**THROUGH LOUNGE DINER** 23' 2" x 12' 10" maximum (7.06m x 3.91m)

New modern, uPVC double glazed window and door allowing access to the front elevation. Brand new fitted carpets. Attractive tiled hearth with timber mantel above. Recess in the chimney breast (ideal for wall mounted tv with high level power point). Modern panel radiators, both with thermostat controls. Various low level power points. Open spindle staircase allowing access to the first floor. Ceiling light points. New uPVC double glazed door allowing access and views to the rear enclosed yard. Sliding door to the kitchen. Useful under stairs recess with light.

**KITCHEN** 11' 10" x 5' 4" (3.60m x 1.62m)

Range of new modern high gloss base units and tall unit. Timber work surface above with attractive tiled splash backs. Various power points across the work surfaces. Stainless steel sink unit with drainer and mixer tap. Built in (NEFF) electric hob with (NEFF) double oven below. (Cooke & Lewis) circulator fan/light above with high polished splash back. Attractive new tile effect vinyl flooring. Panel radiator with thermostatic control. Timber breakfast bar. Inset LED lighting. Sliding door to the lounge. Drawer and cupboard space. Mini (Montpellier) fridge freezer under the unit. uPVC double glazed window to the side. Sliding door to the utility.

**UTILITY**

New modern vinyl tile effect flooring. Plumbing and space for washing machine. Wall mounted (MAIN ECO ELITE) gas combination central heating boiler. Inset LED ceiling lights. Sliding door to the kitchen. Further modern door allowing access to the bathroom.

**BATHROOM** 6' 8" x 5' 5" (2.03m x 1.65m)

Brand new fitted white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. 'P' shaped bath with chrome coloured hot and cold taps, shower attachment and curved glazed shower screen. New modern part tiled wall. New modern vinyl tile effect flooring. Panel radiator. LED ceiling lights. Extractor fan. uPVC double glazed frosted window to the side.

**FIRST FLOOR - LANDING**

Stairs to the ground floor. Ceiling light point. Loft access point. Modern doors to principal rooms.

**BEDROOM ONE** 16' 4" x 11' 4" (4.97m x 3.45m)

Panel radiator with thermostatic control. Low level power points. Centre ceiling light point. uPVC double glazed window towards the front elevation.

**BEDROOM TWO** 11' 8" x 10' 2" (3.55m x 3.10m)

Panel radiator with thermostatic control. Low level power point. Ceiling light point. uPVC double glazed window towards the rear elevation.

**FIRST FLOOR W.C.**

Brand new suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and attractive tiled splash back. Chrome coloured panel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property is approached via a fore court area with original boundary wall and stone gate posts allowing access to a tiled pathway and low maintenance graveled border.

**REAR ELEVATION**

Access to off road parking, (via John Street) with brick gate posts. Block paved driveway/patio with gated access to a further block paved and graveled pathway. Attractive raised flower and shrub beds to one side. Attractive brick walling.

**DIRECTIONS**

From High Street proceed South along the (A527) Tunstall Road, 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.

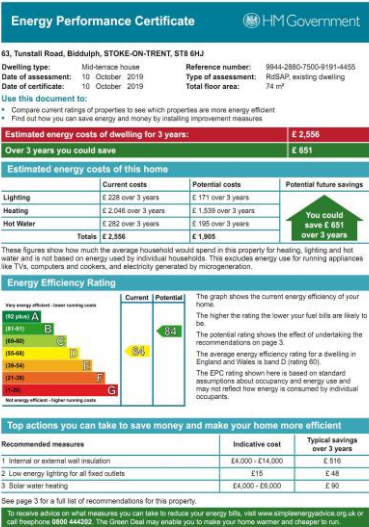
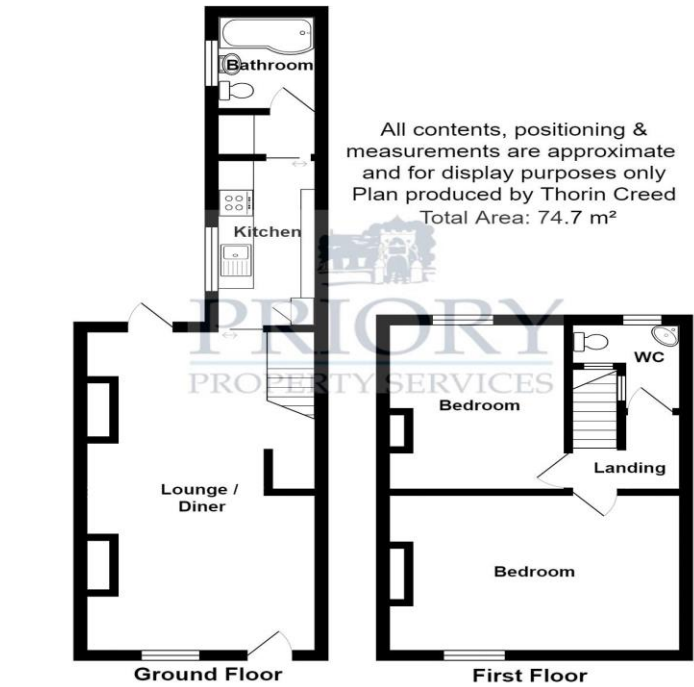
**NO CHAIN**





## 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.