



3 Bedrooms. Detached House - Beautifully Maintained & Presented Both Internally & Externally. Master Bed With EnSuite B/room. G.F. Shower Rm. uPVC D/Glazed Conservatory Off The Dining Area. Modern Kitchen. Garage & Parking.



ENTRANCE HALL

Timber effect laminate flooring. Panel radiator. Stairs with new fitted carpet allowing access to the first floor landing with new carpet. Telephone point. Low level power point. uPVC double glazed windows and door to the side elevation allowing access. Coving to the ceiling with inset ceiling lights. Solid oak doors allowing access to principal rooms and solid oak bi-fold door to store cupboard.

GROUND FLOOR SHOWER ROOM 8' 0" x 5' 2" (2.44m x 1.57m)

Quality fitted suite comprising of a low level w.c. Wash hand basin set in an attractive light oak vanity unit with cupboard space below, shelving, chrome coloured mixer tap and fitted mirror above. Large double shower with (Triton) electric shower and glazed shower screen. Quality modern tiled walls and vinyl floor. Chrome coloured modern towel rail. Inset ceiling lights. uPVC double glazed frosted window to the side elevation. Roller blind included.

LOUNGE 13' 4" x 11' 6" (4.06m x 3.50m)

Quality 'timber effect' laminate flooring. (Dimplex Optimyst) log effect electric fire. Panel radiator. Low level power points. Television point. Coving to the ceiling with inset ceiling lights. uPVC bow window towards the front elevation. Wooden blinds included in the sale.

DINING ROOM - (Off The Kitchen) 10' 2" x 8' 8" (3.10m x 2.64m)

Quality 'timber effect' flooring. Panel radiator. Low level power points. Coving to the ceiling with inset ceiling lights. Archway leading into the kitchen. Solid oak door to the entrance hall. Large archway allowing access into the conservatory.

KITCHEN 10' 10" x 7' 10" both measurments are maximum and into the units (3.30m x 2.39m)

Range of quality fitted eye and base level units, base units having 'high gloss' work surfaces above with attractive tiled splash backs. Various power points over the work surfaces. Good selection of drawer and cupboard space. Range style slide-in electric cooker with stainless steel modern circulator fan/light above. Plumbing and space for washing machine. Plumbing and space for dishwasher. Ample space for freestanding fridge or freezer. Quality laminate flooring. Coving to the ceiling with ceiling light points. uPVC double glazed frosted door to the side elevation. Archway into the dining room. uPVC double glazed window allowing pleasant views of the landscaped garden to the rear. Roman blind included.

CONSERVATORY 9' 10" x 9' 10" (2.99m x 2.99m)

Upvc double glazed and pitched roof construction. uPVC double glazed windows to both side and rear elevations. uPVC double glazed, double opening 'French doors' to one side allowing easy pedestrian access to the flagged patio. Two panel radiators. Quality 'timber effect' laminate flooring. Wall and floor mounted power points. Fitted blinds.

FIRST FLOOR - LANDING

Stairs to the ground floor. Panel radiator. Coving to the ceiling with centre ceiling light point. Loft access point with retractable ladder, loft is partially boarded and has light.

uPVC double glazed window to the side. Doors to principal rooms.

MASTER BEDROOM 14' 0" x 13' 4" (4.26m x 4.06m)

New fitted carpet. Panel radiator. Low level power points. Coving to the ceiling with ceiling light points. Entrance leading into the en-suite. uPVC double glazed window to the front allowing pleasant views over the neighbouring properties and partial views onto 'rural farmland'. Wooden blinds included.

EN-SUITE BATHROOM

Modern 'white' suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps. Panel bath with hot and cold taps. Attractive tiled flooring. Part timber panelling to the walls. Inset ceiling lights. Panel radiator.

BEDROOM TWO 13' 8" x 10' 4" (4.16m x 3.15m)

New fitted carpet. Walk-in wardrobe with radiator and hanging rails. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing pleasant views to the rear. Roller blinds included.

BEDROOM THREE 10' 4" x 9' 6" (3.15m x 2.89m)

Panel radiator. Low level power points. Ceiling light points. uPVC double glazed window to the rear. Roller blinds included.

INTEGRAL GARAGE 16' 4" x 8' 0" at its widest pointy, approximately (4.97m x 2.44m)

Up-and-over door to the front elevation. uPVC door and window to the side elevation. Power and light. (Worcester Bosch) oil central heating boiler fitted 1 year ago towards the rear of the garage.

EXTERNALLY

The property is approached via a set of attractive modern brick gate posts and wall allowing access to an extensive tarmacadam driveway edged in block paviers. Driveway allows ample off road parking for approximately 5/6 vehicles. Easy vehicle access to the integral garage. Canopied area with inset lighting. Well kept wide flagged pathways to either side of the property, allowing easy pedestrian access to the rear. To one side the flagged pathway allows access to the main entrance. Oil storage tank and timber fencing to one boundary. To the other there is gated access to the side door into the kitchen. Lantern reception lights. Easy pedestrian access to the rear.

REAR ELEVATION

The rear has a flagged patio area that surrounds the conservatory. Easy pedestrian access to the front from either side of the property. Steps up to a laid to lawn garden with well kept borders. Hard standing for timber shed (Nb. vendor informs us that the timber shed is to be included in the sale). Timber fencing forms the boundaries. Security lighting.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass, towards Knypersley Traffic Lights. Turn left onto Park Lane and continue up over the mini roundabout towards 'Biddulph Moor' to where the property can be clearly identified by our 'Priory Property Services' board on the left hand side.

VIEWING

Is strictly via appointment with the agent.

PLEASE NOTE:

Vendor informs us that the new boiler & new radiators cost just under £5,000.

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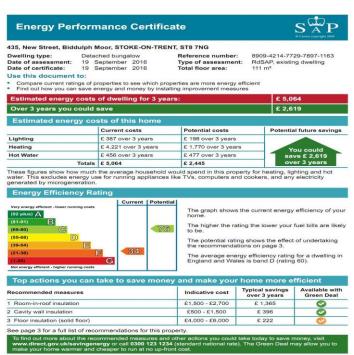












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