



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Semi Detached House In Need Of Full Modernisation. Comprising: Ent. Hall, Lounge & Dining Room. 'L' Shaped Kitchen. Rear Porch & Walk-In Storage. F. Floor Bathroom With Sep. W.C. Prefabricated Garage. No Chain!



20 Lawton Street Biddulph ST8 6EQ

£95,000

ENTRANCE HALL

uPVC double glazed door to the front elevation. Turn flight stairs allowing access to the first floor. Panel radiator. Wall mounted gas heater on the half landing. Walk-in under stairs store cupboard. Ceiling light point. Low level power point. uPVC double glazed window on the half landing.

LOUNGE 14' 6" x 12' 0" (4.42m x 3.65m)

Timber fire surround with (Dimplex) electric fire (not tested). Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Doors allowing access into the dining room. uPVC double glazed window to the front elevation.

DINING ROOM 10' 2" x 7' 2" (3.10m x 2.18m)

Wall mounted (Xpelair) electric heater (not tested). Panel radiator. Doors allowing access into the lounge. Further door into the kitchen. Ceiling light point. uPVC double glazed window to the rear.

'L' SHAPED KITCHEN 10' 2" x 8' 4" (3.10m x 2.54m)

Range of fitted eye and base level units, base units with work surfaces above. Stainless steel sink unit with hot and cold taps and drainer. Gas cooker point. Plumbing and space for washing machine. Space for fridge. Ceiling light point. Panel radiator. Doors allowing access to both the dining room and kitchen. uPVC double glazed window to the side.

REAR PORCH

uPVC double glazed door to the side. Door to walk-in storage cupboard.

Walk-In Storage 6' 7" x 4' 6" (2.01m x 1.37m)

Storage room with wall mounted light, shelving and uPVC window to the rear.

FIRST FLOOR GALLERIED LANDING

Galleried landing with turn flight stairs allowing access to the ground floor. Panel radiator. Ceiling light point. Loft access point. Doors to principal rooms. uPVC double glazed window to the front elevation.

BEDROOM ONE 11' 4" x 10' 10" *minimum meas. to chimney breast front* (3.45m x 3.30m)

Open fire with tiled surround. Built in wardrobes with double opening doors and built in shelving. Panel radiator. Ceiling light point. uPVC double glazed window to the front elevation.

BEDROOM TWO 12' 2" x 10' 8" (3.71m x 3.25m)

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

BATHROOM 6' 5" x 5' 5" (1.95m x 1.65m)

Pedestal wash hand basin with hot and cold taps. Panel bath. Panel radiator. Ceiling light point. uPVC double glazed window to the rear.

W.C.

Low level w.c. Ceiling light point. uPVC double glazed window to the side. Former walk in cylinder cupboard which houses the wall mounted (Valliant) gas combination central heating boiler.

EXTERNALLY

The property is approached via a flagged and concrete driveway. Garden is mainly laid to lawn with well kept privet hedging forming the boundaries. Driveway continues to the side with easy access to the rear.

PRE-FABRICATED GARAGE

Up-and-over door to the front elevation.

REAR ELEVATION

Gated rear access to a mainly laid to lawn garden with small flagged patio area. Flagged step-way towards the head of the garden. Boundaries are formed by a mixture of timber fencing and established hedgerows.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the roundabout turn right onto 'Congleton Road', over the mini roundabout. Turn 1st left onto 'Lawton Street' and follow the road down to where the property can be clearly identified via our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!



PRIORY
PROPERTY SERVICES

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.