



PRIORY

PROPERTY SERVICES



3 Bedrooms. Semi Detached Home On A Generous Corner Position. Separate Lounge & Dining Room. Fitted Kitchen. Ground Floor Shower & Separate W.C., Plus First Floor Family Bathroom. Garage & Gardens. No Upward Chain!



33 Shepherd Street Biddulph ST8 6HZ

£115,000

ENTRANCE HALL/LOUNGE 17' 4" maximum into the entrance recess x 12' 0" (5.28m x 3.65m)

uPVC double glazed door and window to the front elevation. Coving to the ceiling. Panel radiator. 'Living Flame' gas fire set in an attractive modern surround with 'marble effect' inset and hearth. Low level power points. Further coving to the ceiling with ceiling light point. Wall light point. uPVC double glazed bow window to the front elevation.

HALLWAY

Turn flight open staircase allowing access to the first floor galleried landing. Under stairs store cupboard. Doors to principal rooms. Ceiling light points. Low level power point. Large uPVC double glazed window to the side elevation.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with chrome coloured mixer tap and tiled splash back. Ceiling light point. uPVC double glazed frosted window to the rear.

GROUND FLOOR SHOWER ROOM

Wash hand basin with tiled splash back and chrome coloured hot and cold taps. Wall mounted (Triton) electric shower, shower rail and curtain. Tiled walls. Ceiling light point. uPVC double glazed frosted window to the rear.

KITCHEN 10' 6" x 7' 8" (3.20m x 2.34m)

Range of modern fitted eye and base level units, base units having work surfaces above and matching up-stands. Tiled splash backs across the work surfaces. Stainless steel sink unit with drainer and mixer tap. Modern (Beko) slide in cooker with gas oven. Good selection of drawer and cupboard space. Plumbing and space for washing machine. Vinyl flooring. Panel radiator. Ceiling light point. uPVC double glazed window and door towards the rear elevation.

DINING ROOM 11' 4" x 10' 6" (3.45m x 3.20m)

Panel radiator. Wall mounted gas fire. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed bow window to the front elevation.

FIRST FLOOR - GALLERIED LANDING

Galleried landing with turn flight stairs to the ground floor. Loft access point (Nb. vendor informs us that the loft is boarded and has a loft ladder). Doors to principal rooms. Ceiling light point. Large uPVC double glazed window to the rear.

BEDROOM ONE 12' 8" maximum into wardrobes x 11' 6" (3.86m x 3.50m)

Built in wardrobes to the majority of one wall with built in dressing table. Ceiling light point. Panel radiator. uPVC double glazed window to the front.

BEDROOM TWO 14' 0" x 11' 4" (4.26m x 3.45m)

Panel radiator. Low level power points. Ceiling light point. Two uPVC double glazed windows to the front.

BEDROOM THREE 10' 6" x 7' 8" (3.20m x 2.34m)

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

BATHROOM 7' 6" x 6' 0" (2.28m x 1.83m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold chrome coloured taps, fitted mirror above. Panel bath with hot and cold chrome coloured taps. Ceiling light point. Panel radiator. uPVC double glazed frosted window to the rear.

EXTERNALLY

The front boundaries are formed by block walling and gated flagged access to one side. Garden is mainly laid to lawn with flower and shrub borders. Flagged pathway to a canopied entrance to the front.

SIDE AND REAR ELEVATIONS

Having double opening gates, allowing access to the private driveway. Ample off road parking and easy vehicle access to the garage at the rear. The rear has a small lawned garden and patio.

SINGLE GARAGE

Pre-fabricated construction with up-and-over door to the front.

DIRECTIONS

From our High Street offices proceed South along the (A527) High Street, turning left onto 'Well Street'. Proceed over the cross roads and then turn 2nd right into 'Shepherd Street'. Continue for a short distance to where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!





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.