



**1 Bed. Fantastic - Ground Floor Apartment In The Popular Gillow Heath Location. Long Ent. Hall With Walk In Storage. Mod. Dining Kitchen With Appliances. Large Modern Bathroom With Corner Jacuzzi Bath. Generous Lounge. No Chain!**



**76 Mow Lane Gillow Heath Biddulph ST8 6QD**

**£83,950**



## 'L' SHAPED ENTRANCE HALL

uPVC double glazed door to the side allowing access. Timber effect vinyl flooring. Panel radiator. Coving to the ceiling with inset ceiling lights. Low level power points. Archway leading into the walk-in utility room.

## WALK-IN UTILITY ROOM

Wall mounted boiler. Tiled floor. Panel radiator. Hot and cold plumbing for washing machine. Power points. Built in eye unit. Coving to the ceiling with ceiling light point.

## LARGE DINING KITCHEN 11' 10" x 10' 10" (3.60m x 3.30m)

Quality selection of fitted eye and base level units, base units having 'high gloss' work surfaces above and attractive tiled splash backs. Various power points and downlighting over the work surfaces. Stainless steel sink unit with drainer and mixer tap. Fitted (Indesit) stainless steel effect four ring gas hob with electric oven below. Stainless steel effect circulator fan/light above. Dishwasher. Good selection of drawer and cupboard space. Large free standing stainless steel effect (Samsung) fridge freezer. Useful pull-out larder cupboard. Attractive tiled floor. Coving to the ceiling with ceiling light point. uPVC double glazed window to the side. Large archway and steps up to the lounge.

## LOUNGE 12' 10" x 12' 8" (3.91m x 3.86m)

Fitted carpet. Panel radiator. Modern electric fire set in an attractive surround and hearth. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed windows to both the front and side elevations, front having pleasant field views.

## BEDROOM 11' 10" x 10' 4" approximately (3.60m x 3.15m)

New fitted carpet. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation with pleasant views.

## 'L' SHAPED BATHROOM

Good size bathroom with a three piece modern suite, comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Corner bath with 'Whirlpool' option and chrome coloured hot and cold taps. Wall mounted modern (Triton) electric shower over the bath,

shower rail and curtain. Modern part tiled walls. Tiled floor. Panel radiator. Coving to the ceiling with ceiling light points. Useful recess, ideal for storage with ceiling light. Shaving point. uPVC double glazed frosted window to the side.

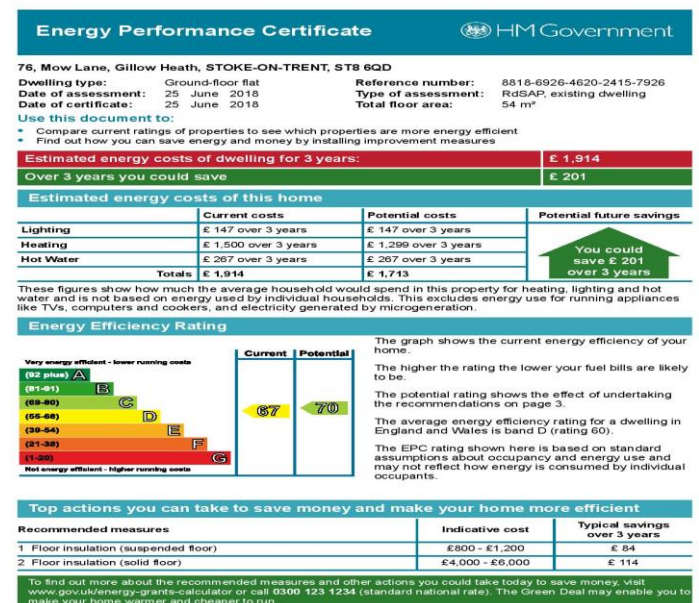
## EXTERNALLY

The property is approached via a fore-courted area to the front elevation. Further fore-court area to the side (access off Well Lane) allowing access to the entrance hall.

## DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass (Meadows Way). At the traffic lights turn left onto 'Station Road'. Continue down and follow the road around which becomes 'Wedgewood Lane'. Continue to the top and turn right onto 'Mow Lane'. Continue for a short distance to where the property can be clearly identified via our 'Priory Property Services Board'.

## 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.