



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Semi Detached House With Views. Rebuild Cert. On File (Foundation 15). Ent. Hall. Lounge Diner With Patio Doors To Garden. Large Dining Kitchen. F.F.Wet Rm. Gardens To Front & Rear (In Need Of Landscaping). No Chain!



52 Church Road Biddulph ST8 6NE

£95,000

ENTRANCE HALL

Single glazed window and door to the front elevation. Turn flight stairs allowing access to the first floor. Under stairs store cupboard. Wall light points. Ceiling light point. Double opening doors allowing access into the through lounge.

BREAKFAST KITCHEN 12' 2" x 9' 4" (3.71m x 2.84m)

Range of fitted eye and base level units, base units having work surfaces over. Stainless steel sink unit with drainer and mixer tap. Plumbing for gas cooker with circulator fan above. Ceiling light point. Panel radiator. uPVC double glazed window to the rear. Single glazed door allowing access out to the rear.

'L' SHAPED THROUGH LOUNGE 17' 8" x 11' 10", narrowing to 9' 2" (5.38m x 3.60m)

Gas fire set in a brick surround with tiled hearth. Panel radiator. Low level power points. Ceiling light points. Double opening doors allowing access into the entrance hall. uPVC double glazed bow window to the front. Double glazed sliding patio window to the rear.

FIRST FLOOR - LANDING

Stairs to the ground floor. Ceiling light point. uPVC double glazed window to the side. Loft access point. Doors to principal rooms.

BEDROOM ONE 12' 10" x 10' 0" (3.91m x 3.05m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing pleasant views over the playing fields and over towards Mow Cop on the horizon.

BEDROOM TWO 13' 8" x 7' 6" (4.16m x 2.28m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the rear with views over towards the school playing fields and Wicken Stone Rocks on the horizon.

BEDROOM THREE 8' 8" x 7' 2" (2.64m x 2.18m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front. Cupboard housing the modern (Glow-Worm) gas combination central heating boiler.

WET ROOM 9' 4" x 5' 6" (2.84m x 1.68m)

Modern suite comprising of a low level w.c. Wash hand basin with hot and cold taps. Shower area with wall mounted electric (Mira) shower, shower rail and curtain. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed window to the rear.

EXTERNALLY

The property is approached via a long flagged pathway with good size lawned garden. Boundaries are formed by established hedgerows. Canopied entrance. Gated access down one side to the rear.

REAR ELEVATION

The rear has a flagged patio area. Small lawned garden with further flagged patio and hardstanding for greenhouse.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre head South along the 'Biddulph By Pass' towards 'Knypersley'. Turn left at the 2nd roundabout onto 'St Johns' Road. Proceed to the roundabout and turn right onto 'Church Road', 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.

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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.