



**3 Bedrooms. End Town House In Good Order Throughout & With No Upward Chain. Two Reception Rooms. Fitted Kitchen. First Floor Family Bathroom. Enclosed Rear Patio & Lawned Garden. Garage & Parking To The Rear.**



**ENTRANCE PORCH**

Upvc double glazed door to the front elevation. Panel radiator. Further part glazed door allowing access into the lounge.

**LOUNGE** 15' 8" x 12' 8" (4.77m x 3.86m)

New modern fitted carpet. Panel radiator. Low level power points. Fire surround. Ceiling light point. uPVC double glazed window to the front. Walk-in under stairs store cupboard with light.

**DINING ROOM** 10' 2" x 8' 10" (3.10m x 2.69m)

New modern fitted carpet. Panel radiator. Ceiling light point. Low level power points. Stairs allowing access to the first floor. Single glazed, double opening French doors allowing access and views to the rear garden and patio. Part glazed door allowing access to the kitchen.

**KITCHEN** 11' 0" x 6' 5" (3.35m x 1.95m)

Range of fitted eye and base level units, base units having work surfaces above and attractive tiled splash backs. Various power points over the work surfaces. Ample space for slide-in electric/gas cooker. Circulator fan above. Stainless steel effect sink unit with drainer and mixer tap. Plumbing and space for washing machine. Space for fridge. Panel radiator. Ceiling light point. Single glazed door allowing access to the side patio. uPVC double glazed window to the rear.

**FIRST FLOOR - LANDING**

Stairs to the ground floor dining room. Ceiling light point. Doors to principal rooms.

**BEDROOM ONE** 12' 4" x 10' 4" (3.76m x 3.15m)

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

**BEDROOM TWO** 12' 0" x 9' 10" (3.65m x 2.99m)

New modern fitted carpet. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the front.

**BEDROOM THREE** 8' 10" x 6' 5" (2.69m x 1.95m)

New modern fitted carpet. Panel radiator. Low level power point. Ceiling light point. Small entrance recess area. uPVC double glazed window to the front.

**'L' SHAPED FAMILY BATHROOM**

Three piece modern white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured hot and cold taps. Tiled splash backs around the bath. Ceiling light point. Loft access point. Extractor fan. uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property is approached via an original low level boundary wall. Concrete and flagged patio allows access to the entrance door.

**REAR ELEVATION**

Good sized flagged patio area, off the dining room and kitchen. Steps lead down to a further flagged patio area with two small lawned areas and a further larger patio towards the head of the garden. Timber fencing forms the boundary. Gated secure access to the rear garage and parking spaces off the rear lane. Lantern reception light.

**GARAGE**

Pre-fabricated construction.

**DIRECTIONS**

From our High Street offices proceed North along the (A527) Congleton Road. Turn right onto 'John Street' and immediate left onto 'Albert Street', continue for a short distance to where the property can be located via our 'Priory Property Services' Board on the left hand side.

**VIEWING**

Is strictly by appointment via the selling agent.





## 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.