



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Lovely Semi Detached Property Having A Generous Landscaped Rear Garden With Open Woodland Views To Rear & Located Within A Sought After Residential Area Close To Shops & Leisure Centre Facilities. Dining Kitchen.



Chamberlain Way Biddulph ST8 7BB

£149,950

GROUND FLOOR**ENTRANCE HALL**

Panelled radiator. Turn flight stairs allowing access to the first floor. Door towards the front elevation. Timber effect laminate flooring. Telephone point.

LOUNGE 13' 6" x 10' 4" (4.11m x 3.15m)

Panel radiator. Television point. Under stairs storage cupboard. Ceiling and wall light points. Quality timber effect click flooring. UPVC double glazed bay window towards the front elevation. Door to dining kitchen.

DINING KITCHEN 13' 8" x 6' 10" (4.17m x 2.08m)

Range of modern fitted eye and base level units, base units having work surfaces over with stainless steel splash backs. Stainless steel sink unit with drainer and mixer tap. Space for slide in electric cooker with stainless steel effect extractor fan/light above. Plumbing and space for an automatic washing machine. 'Slimline' dishwasher. Space for freestanding fridge or freezer. uPVC double glazed window and door towards the rear elevation. Panel radiator. Vinyl 'tile effect' flooring.

FIRST FLOOR**LANDING**

Turn flight stairs to the ground floor. Loft access point. UPVC double glazed window to the side elevation.

BEDROOM ONE 10' 4" x 10' 4" (3.15m x 3.15m)

Panel radiator. Ceiling light point. Television point. Timber effect laminate flooring. Two UPVC double glazed windows to the front elevation.

BEDROOM TWO 10' 4" x 7' 4" (3.15m x 2.24m)

Panel radiator. Ceiling light point. UPVC double glazed window the rear elevation, allowing good views of the rear garden.

BATHROOM 7' x 6' (2.13m x 1.83m)

(7' x 6'). Three piece white suite comprising of a low level W.C. Pedestal wash basin. Panel bath, with a 'Triton' electric shower over and glazed shower screen. Attractive part tiled walls. Chrome coloured heated towel rail. Timber effect vinyl flooring. Ceiling light point. UPVC double glazed frosted window to the side elevation.

EXTERNALLY

The property is approached via a long flagged and gravel driveway with lawned garden to one side. Canopied entrance. Gated access to the flagged and gravel driveway, which in total offers off road parking for approximately 3/4 vehicles. Outside water tap and easy pedestrian access to the rear.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass.. At the roundabout turn right and then left onto 'Thames Drive'. Continue up past the Leisure Centre and turn right onto 'Chamberlain Way' where the property can be clearly identified on the right hand side by our 'Priory Property Services Board'.

REAR ELEVATION

The rear has a flagged and concrete patio area and is mainly laid to lawn with attractive flower and shrub beds. Towards the head of the garden there is a graveled patio area with hard standing for timber shed (NB. vendor informs us that the shed is to be included in the sale). The majority of the boundaries are formed by timber fencing and enjoy pleasant views of the woodland area to the rear. Security lighting.

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

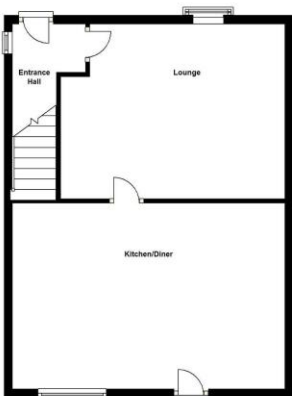
PROPERTY SERVICES

Biddulph's Award Winning Team

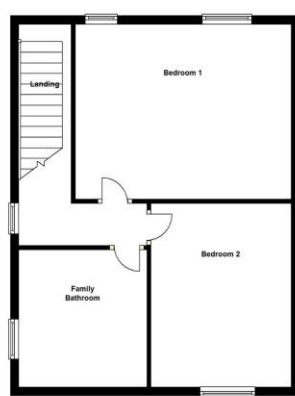




Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental (CO₂) Impact Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 72 |
| (39-54) E | | 49 |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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.