



# PRIORITY

PROPERTY SERVICES



**2/3 Bedrooms. Detached Family Home With No Upward Chain Ent. Hall. Spacious Living Room. Large Extended L-Shaped Dining Kitchen. First Floor Family Bathroom. Modern uPVC Double Glazing & Gas C. Heating. Ample Off Road Parking.**



112 John Street Biddulph ST8 6HW

£139,950

**ENTRANCE HALL**

Turn flight stairs allowing access to the first floor landing. Panel radiator. Recess (ideal for cloaks). Under stairs store cupboard. Ceiling light point. Modern double glazed composite door to the front elevation with uPVC double glazed side panel window. Part glazed door allowing access to the lounge.

**LOUNGE** 14' 6" x 12' 8" (4.42m x 3.86m)

Brick built chimney fire surround with tiled hearth. Panel radiator. Low level power points. Wall light points. uPVC double glazed window to the front. Part glazed door allowing access to the extended dining kitchen, to the rear.

**EXTENDED DINING KITCHEN** 19' 6" x 15' 2", narrowing to 7'4" approximately (5.94m x 4.62m)

Range of fitted eye and base level units with work surfaces above. Tiled splash backs. Stainless steel sink unit with drainer and mixer tap. (Belling) slide-in electric cooker. Circulator fan/light above. (Zanussi) washing machine. (Ariston) free standing fridge freezer. uPVC double glazed window allowing views to the rear garden. Double glazed composite door allowing access out to the rear. Archway leading into the dining area (off the kitchen). Dining area has further panel radiator. Ceiling light point. Low level power point. Wall mounted (Worcester) gas central heating boiler. uPVC double glazed window to the side.

**Dining Area (Off The Kitchen)**

Dining area has further panel radiator. Ceiling light point. Low level power point. Wall mounted (Worcester) gas central heating boiler. uPVC double glazed window to the side.

**FIRST FLOOR - LANDING**

Turn flight stairs allowing access to the ground floor. Loft access point. Low level power point. Doors to principal rooms. Door allowing access to bedroom one (which was formally bedrooms one and three).

**BEDROOM ONE** 19' 4" x 10' 2" Overall measurement (5.89m x 3.10m)

(BEDROOM ONE ORIGINALLY WOULD HAVE MEASURED 10' x 10') Built in wardrobes. Built in dressing table and side drawers. Panel radiator. Wall light points. Two uPVC double glazed windows to the rear (could easily be converted back into bedrooms one and three). (POTENTIAL BEDROOM 3) 10' x 9'2" as this room has now been knocked into one to form one large Bedroom 1

**BEDROOM TWO** 10' 2" x 9' 0" (3.10m x 2.74m)

Panel radiator. Built in wardrobes with double opening door. Fitted dressing table with drawer set. Ceiling light. uPVC double glazed window to the front elevation.

**FAMILY BATHROOM** 10' 0" x 5' 5" at its narrowest point (3.05m x 1.65m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps. Panel bath with hot and cold tap and shower attachment. Tiled walls. Former cylinder cupboard with slatted shelves. uPVC double glazed window to the front elevation.

**EXTERNALLY**

The property is approached via a tarmac driveway with dropped kerb. Driveway continues down the side to the rear, allowing off road parking for 2/3 vehicles easily. Gated access to the side. Canopied entrance to the front allowing access and lawned garden with mature shrubs. Pedestrian access can be gained from either side of the property to the rear.

**REAR ELEVATION**

Flagged patio garden over two levels. Mature tree. Enjoys the majority of the mid-day to later evening sun. In need of landscaping.

**DIRECTIONS**

From our High Street offices proceed South along the (A527) High Street, turning left onto Well Street. Turn right onto John Street to where the property can be clearly identified by our Priory Property Services board on the right hand side.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO UPWARD CHAIN!**



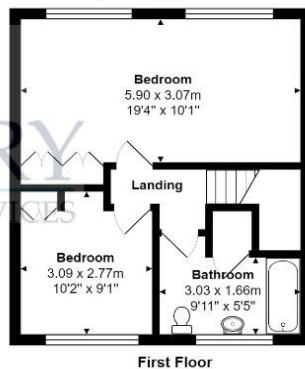
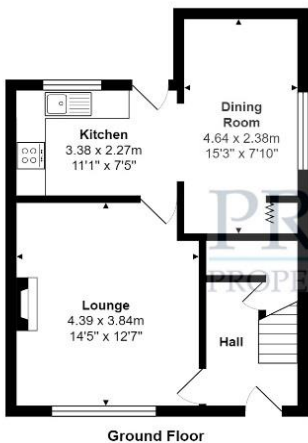
### Biddulph's Award Winning Team



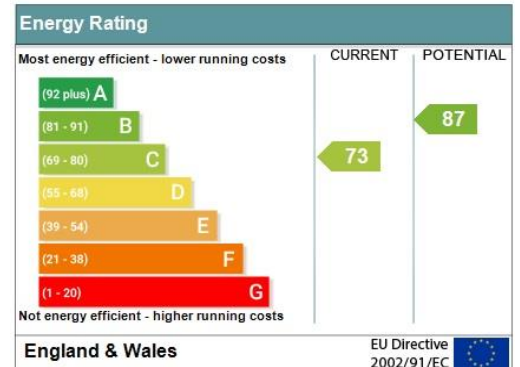


Total Area: 84.3 m<sup>2</sup> ... 908 ft<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



Address: JOHN STREET, BIDDULPH, STOKE-ON-TRENT, ST8 6HW  
RRN:



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.