



# PRIORITY

PROPERTY SERVICES



**2 Bedrooms. Semi Detached Bungalow Situated In A Quiet Cul-De-Sac Location. Modern Fitted Breakfast Kitchen & Modern Fitted Bathroom. Large Lounge/Dining Room. Ample Off Road Parking. Patio & Lawned Garden To Rear. No Upward Chain.**



9 Hillside Close Mow Cop ST7 4PQ

£169,950

**ENTRANCE HALL**

Tiled floor. Coving to the ceiling with ceiling light point. Modern uPVC double glazed door to the front elevation. Archway leading to the breakfast kitchen. Door to the lounge.

**LOUNGE** 18' 10" x 11' 10" (5.74m x 3.60m)

Quality timber effect laminate flooring. Modern surround, inset and hearth with gas fire. Panel radiator. Low level power points. Coving to the ceiling with inset ceiling lights. Upvc double glazed bow window to the front elevation. Door allowing access to the entrance hall. Further door to the inner hallway.

**L SHAPED BREAKFAST KITCHEN** 13' 4" x 10' 0" (4.06m x 3.05m)

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. Stainless steel effect sink unit with drainer and mixer tap. Space for slide in gas/electric cook (currently a New World gas cooker). Plumbing and space for washing machine. Drawer and cupboard space. Wall mounted (Worcester) gas central heating boiler. Double opening doors to the cylinder cupboard with slatted shelf above. Tiled floor. Panel radiator. Ceiling light point. uPVC double glazed window to the front elevation.

**INNER HALLWAY**

Quality timber effect laminate flooring. Low level power point. Loft access point. Doors to principal rooms.

**BATHROOM** 6' 4" x 6' 4" (1.93m x 1.93m)

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and chrome coloured mixer shower over. Glazed shower screen. Part tiled walls and floor. Chrome coloured towel radiator. Ceiling light point. uPVC double glazed frosted window to the side elevation.

**BEDROOM ONE** 11' 10" into the wardrobes x 10' 2" (3.60m x 3.10m)

Quality modern wardrobes fitted to the majority of one wall with sliding fronts. Panel radiator. Timber effect laminate flooring. Low level power points. Inset LED ceiling lights. Two uPVC double glazed windows allowing pleasant views to the rear garden.

**BEDROOM TWO (L Shaped)** 10' 0" maximum x 8' 10" (3.05m x 2.69m)

Timber effect laminate flooring. Panel radiator. Ceiling light point. uPVC double glazed, double opening French doors allowing access and views to the rear garden.

**EXTERNALLY**

The property is approached via a flagged and gravel driveway, allowing off road parking to the front and side with dropped kerb. Front garden is mainly laid to lawn with well kept flower and shrub borders.

**REAR ELEVATION**

The rear has a flagged patio area directly off that enjoys pleasant views over Staffordshire on the horizon. Mainly laid to lawned garden with established shrub borders. Timber fencing forms the boundaries. Small timber shed. Gated access to the side driveway.

**NO UPWARD CHAIN!**



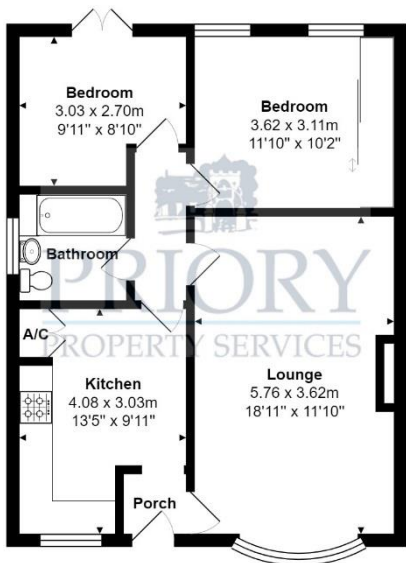


## Biddulph's Award Winning Team



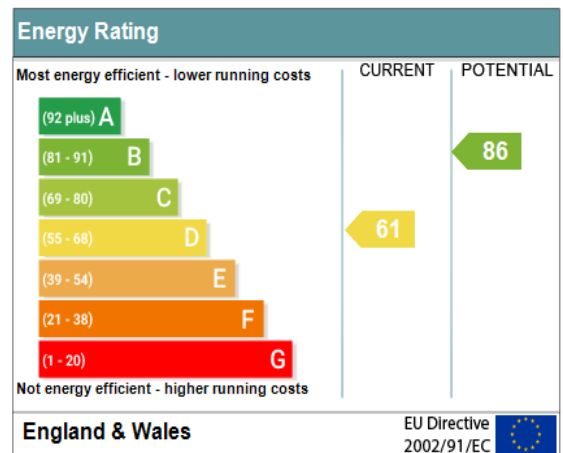


All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



Total Area: 61.5 m<sup>2</sup> ... 662 ft<sup>2</sup>

Address: HILLSIDE CLOSE, MOW COP, STOKE-ON-TRENT, ST7 4PQ  
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.