



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Great Opportunity To Purchase This Three Bedroom Semi Detached Family Home With No Upward Chain!. Larger Than Average Fitted Breakfast Kitchen To The Rear. Spacious Through Lounge/Dining Room. Great Views.



The Uplands Biddulph ST8 7EP

£144,950

ENTRANCE HALL

Panel radiator. Stairs allowing access to the first floor landing. Ceiling light point. uPVC double glazed door to the front. Large uPVC double glazed window to the side. Door to walk-in under-stairs store cupboard with shelving and light. uPVC double glazed frosted window to the side.

THROUGH DINER 12' 4" x 11' 10" (3.76m x 3.60m)

Dining area has timber effect laminate flooring. Panel radiator. Low level power points. TV and telephone points. Coving to the ceiling with centre ceiling light point. Large arch into the lounge area. uPVC double glazed window to the front allowing partial views up towards Mow Cop / Congleton Edge on the horizon.

THROUGH LOUNGE 11' 10" x 11' 2" (3.60m x 3.40m)

Lounge area has an electric fire set in an attractive timber surround with marble effect inset and hearth. Timber effect laminate flooring. Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. Easy access into the dining area. uPVC double glazed window allowing pleasant views to the rear garden.

KITCHEN 20' 8" x 7' 10" narrowing to 5' 5" (6.29m x 2.39m)

Extended kitchen with quality selection of modern fitted eye and base level units. Base units having extensive work surfaces above. Attractive tiled splash-backs and various power points over the work surfaces. Stainless steel sink unit with drainer and mixer tap. Built-in Lamona four ring gas hob with circulator fan / light above. Built-in Lamona electric oven and grill below. Plumbing and space for washing machine. Good selection of drawer and cupboard space. Ample space for free-standing fridge or freezer. Panel radiator. Vinyl flooring. Ceiling light points. uPVC double glazed windows to both side elevations. uPVC double glazed door allowing access to the side and rear.

FIRST FLOOR LANDING

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

BEDROOM 1 12' 4" x 10' 8" max. (3.76m x 3.25m)

Quality timber effect laminate flooring. Panel radiator. Built-in wardrobes. Low level power points. Ceiling light point. uPVC double glazed window allowing excellent views over towards Mow Cop and Congleton Edge on the horizon.

BEDROOM 2 12' 0" maximum into the recess x 11' 4" (3.65m x 3.45m)

Timber effect laminate flooring. Panel radiator. Built-in storage cupboard. Ceiling light point. uPVC double glazed window allowing pleasant views to the rear garden and up towards Biddulph Moor on the horizon.

BEDROOM 3 9' 4" x 7' 8" (2.84m x 2.34m)

Timber effect laminate flooring. Panel radiator. High level TV point. Ceiling light point. uPVC double glazed window to the front allowing pleasant views towards Congleton Edge on the horizon.

BATHROOM

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps. Panel bath with chrome coloured mixer tap and shower attachment. Part tiled walls. Panel radiator. Cupboard housing the wall mounted Ariston gas combination boiler. uPVC double glazed window to the rear.

EXTERIOR FRONT

A dropped kerb at the front of the property allows access to a wide tarmac parking area. Easy parking for approx. two vehicles side by side. Flagged patio at the front. Secure gated access down one side to the rear. External water tap to the side of the property.

EXTERIOR REAR

Small lawn garden. Flagged patio area. Two large standings for timber sheds towards the head of the garden. Timber fencing forming the boundaries.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed north along the by-pass. At the roundabout turn left onto Congleton Road. Continue past the Biddulph Arms public house turning immediately right onto Smithy Lane. Continue around for a short distance turning 3rd right onto The Uplands to where the property can be clearly identified by our Priory Property Services Board.

VIEWING

Is strictly by appointment via the selling agent.

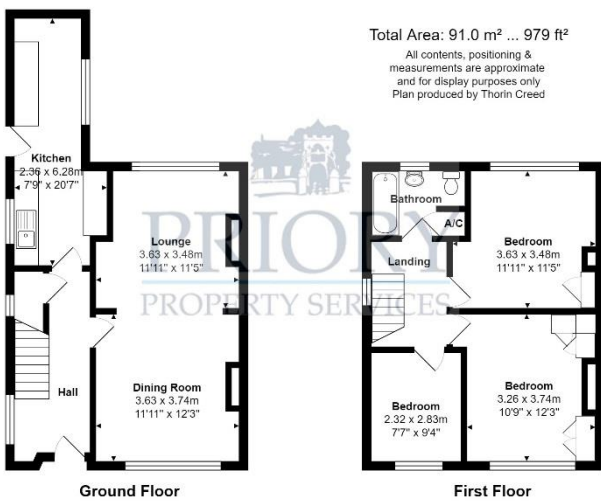


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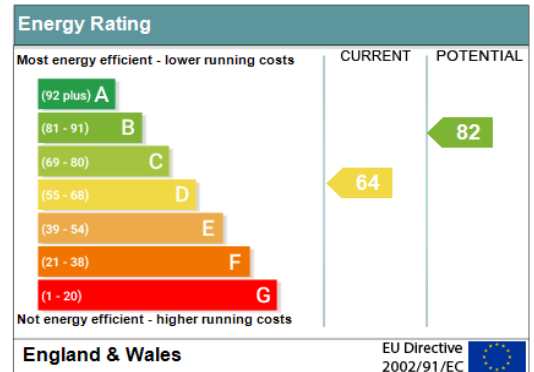
PROPERTY SERVICES

Biddulph's Award Winning Team





Address: 52 THE UPLANDS, BIDDULPH, BIDDULPH, ST8 7EP
 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.