



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Semi Detached Family Home With Generous Breakfast Kitchen, Lounge Diner & Modern First Floor Family Bathroom. Ample Off Road Parking & Enclosed Garden To The Rear. Great Location For Schools & Local Amenities.**



20 Villa Close Biddulph ST8 6LJ

£119,950

**ENTRANCE HALL**

uPVC double glazed door to the front. Timber effect laminate flooring. Turn flight stairs allowing access to the first floor with uPVC double glazed window on the half landing. Centre ceiling light point. Part glazed door allowing access into the bay fronted through lounge diner.

**THROUGH LOUNGE DINER** *20' 2" minimum measurement excluding the bay x 11' 8", narrowing to 9' in the dining area (6.14m x 3.55m)*

'Living Flame' gas fire set in an attractive surround with 'marble effect' inset and hearth. Television point. Timber effect laminate flooring. Two panel radiators. Coving to the ceiling with centre ceiling light point. Two wall light points. Part glazed door allowing access to the entrance hall and kitchen. uPVC double glazed sliding patio window and door to the rear. Walk-in bay with uPVC double glazed window to the front.

**BREAKFAST KITCHEN** *14' 10" maximum into the recess x 11' 4" (4.52m x 3.45m)*

Range of fitted eye and base level units, base units having work surfaces above and tiled splash backs. Various power points across the work surfaces. Built in sink unit with drainer and mixer tap. Built in (Hygena) four ring gas hob with extractor fan/light above. Built in (Hygena) gas oven below. Selection of drawer and cupboard space. Plumbing and space for washing machine. Plumbing and space for dishwasher. Ample space for fridge or freezer (if required). Tiled floor. Part tiled walls. Panel radiator. Coving to the ceiling with ceiling light points. Door to under stairs store cupboard. Part glazed door to the through lounge. Part glazed door allowing access to the side elevation. uPVC double glazed window to the rear.

**FIRST FLOOR - LANDING** *7' 6" x 5' 8" approximately (2.28m x 1.73m)*

Turn flight stairs to the ground floor. Panel radiator. Low level power point. uPVC double glazed window to the side. Doors to principal rooms. Loft access point.

**BEDROOM ONE** *11' 8" x 11' 2" (3.55m x 3.40m)*

Panel radiator. Low level power points. High level television socket. Ceiling light point. uPVC double glazed window to the front.

**BEDROOM TWO** *11' 10" excluding the entrance recess area x 8' 8" (3.60m x 2.64m)*

Small entrance recess area. Panel radiator. Low level power point. Built in wardrobe with double opening doors.

**BEDROOM THREE** *9' 0" maximum into the stair rise x 8' 2" (2.74m x 2.49m)*

Panel radiator. Stair-rise with useful storage above. Ceiling light point. Low level power point. uPVC double glazed window to the front.

**FAMILY BATHROOM** *7' 6" x 5' 6" (2.28m x 1.68m)*

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 (Triton) electric shower over. Modern part tiled walls. Panel radiator. Ceiling light point. uPVC double glazed frosted windows to both the side and rear elevation.

**EXTERNALLY**

The property is approached via a smart, brick built low level wall with wrought iron railings. Double opening wrought iron gates onto the driveway. Low maintenance front with tarmac driveway providing ample off road parking. Gravelled and flagged border to one side. Good size canopied entrance with stone patio. Easy pedestrian access around to the rear.

**REAR ELEVATION**

The rear has gated access to the front. Flagged patio area. Hard standing for timber shed. Lawned areas. Timber fencing forms the boundaries.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass to the top, turning left off the roundabout onto St Johns Road. Turn 1st left onto 'Knowle Road', which in turn becomes 'Villa Close', where the property can be clearly identified by our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the selling agent.

**DO YOU HAVE A PROPERTY TO SELL?**

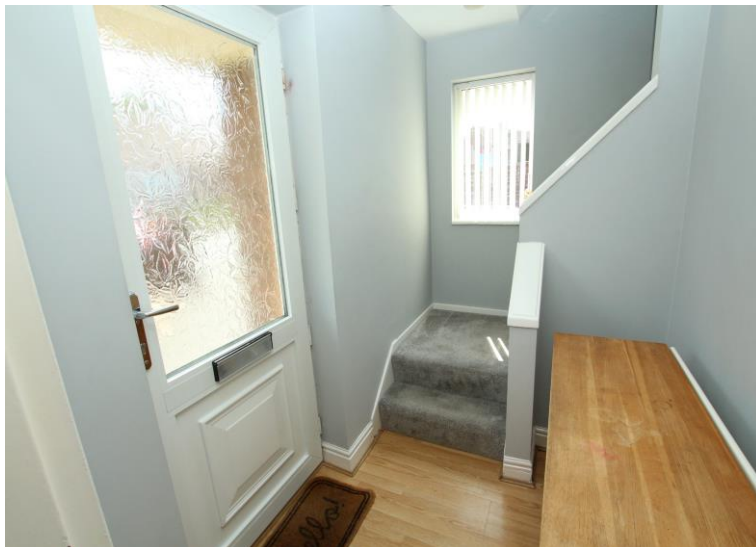
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### Biddulph's Award Winning Team





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.