



3 Bedrooms. Family Home In Great Order Throughout. Ent. Hall, Generous Through Lounge, Modern Fitted Through Dining Kitchen, Modern F.F. Bathroom With Tiled Walls & Floor. Enclosed Low Maintenance Walled Garden. Detached Garage.



Patrick Place Brindley Ford ST8 7RF

#### **ENTRANCE HALL**

uPVC double glazed window and door to the front elevation. Timber effect laminate flooring. Low level power point. Ceiling light point. Panel radiator. Stairs to the first floor.

# **THROUGH KITCHEN DINER** 17' 10" x 10' 0", narrowing to 8' in the dining area. (5.43m x 3.05m)

Range of modern fitted eye and base level units, base units having modern work surfaces above with matching upstands. Tiled splash backs and various power points across the work surfaces. Ample space for slide-in electric cooker with stainless steel circulator fan/light above. Modern one and half bowl sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Space for dryer. Drawer and cupboard space. Tiled floor. Panel radiator. Low level power points. Coving to the dining area with centre ceiling light point. Built in storage cupboard with double opening doors and shelving. Ample space for freestanding fridge or freezer. Archway leading to the rear porch and under stairs recess. uPVC double glazed windows to both the front and rear elevations.

## **REAR PORCH / UNDER STAIRS RECESS**

Tiled floor. Centre ceiling light point. Timber single glazed door allowing access to the rear garden

## **THROUGH LOUNGE** 17' 10" x 9' 10" (5.43m x 2.99m)

Quality timber effect laminate flooring. Attractive fire surround with tiled hearth. Television points. Two panel radiators. Various low level power points. Centre ceiling light point. uPVC double glazed windows to both the front and rear elevations.

#### **FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. Panel radiator. Ceiling light point. Loft access point. Walk-in storage cupboard with slatted shelf and houses the wall mounted (Ideal) gas central heating boiler.

## **BEDROOM ONE** 11' 6" maximum into the recess x 11' 6" (3.50m x 3.50m)

Panel radiator. Recess (ideal for wardrobes). Low level power point. Centre ceiling light point. uPVC double glazed window towards the front elevation allowing pleasant views on the horizon, up towards Mow Cop.

## BEDROOM TWO 9' 10" x 8' 4" (2.99m x 2.54m)

Panel radiator. Built in store cupboard over the stairs. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views on the horizon, up towards Mow Cop.

## **BEDROOM THREE** 9' 4" x 6' 10" (2.84m x 2.08m)

Low level power points. Useful store cupboard with side hanging rail. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the rear.

## FAMILY BATHROOM 6' 0" x 5' 0" (1.83m x 1.52m)

Modern fitted three piece white suite comprising of a wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured hot and cold taps and shower over the bath. Modern tiled walls with feature wall over the bath and tiled floor. Smart modern grey tall radiator. Ceiling spot light points. Two uPVC double glazed windows towards the rear.

#### EXTERNALLY

The property is approached via a flagged pathway to a canopied entrance. Two good size lawned gardens to either side of the flagged pathway.

## **REAR ELEVATION**

Enclosed walled garden which enjoys the majority of the allday sun. Flagged and block set patio. Good size low maintenance gravelled border. Timber gate to the rear parking area. Further door allowing access into the garage. Outside water tap.

### GARAGE

Brick built and flat roof construction. Door to the side elevation. Up-and-over door to the front elevation. Power and light.

## DIRECTIONS

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. Continue through the lights towards Brindley Ford, turning right onto Bull Lane. Turn 2nd left into Handley Street and 1st right into Patrick Place to where the property can be located via our Priory Property Services Board.

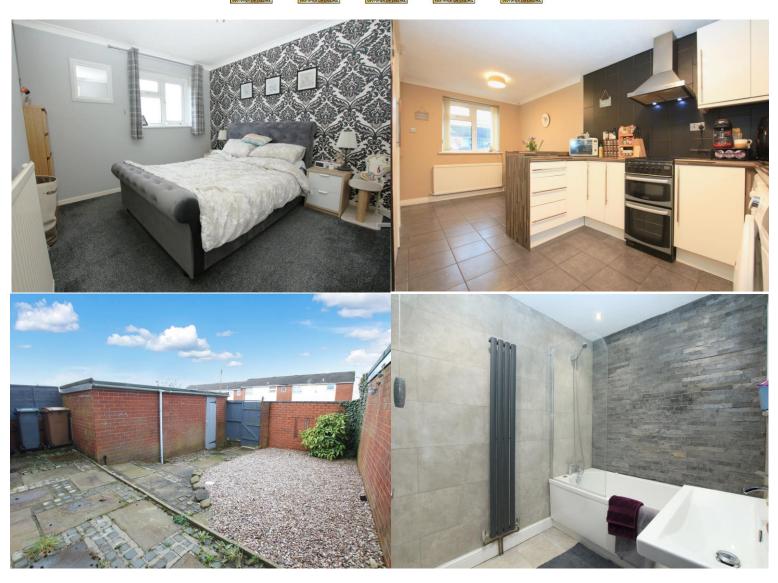
## VIEWING

Is strictly by appointment via the selling agent.



## Biddulph's Award Winning Team







		NT, ST8 7RF		
			efficient	
Estimated energy costs	of dwelling for 3 ye	ars:	£ 2,0	34
Over 3 years you could save			£ 321	1
Estimated energy co	sts of this home			
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Lighting	£ 213 over 3 years	£ 147 over 3 years		
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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.