



PRIORITY
PROPERTY SERVICES



3 Bedrooms. Modern Semi Detached Family Home With Fantastic Far Reaching Field Views To The Rear Elevation. New Modern Fitted Kitchen & Ground Floor W.C. Generous Lounge With French Doors Leading To Rear Garden. Modern B/Room.



Plover Drive Biddulph ST8 7UJ

£169,950

ENTRANCE HALL

Turn flight stairs allowing access to the first floor. Ceiling light point. Quality timber effect laminate flooring. Modern doors to principal rooms. Double glazed composite door to the side elevation.

GROUND FLOOR CLOAKROOM

Low level w.c. Wall mounted main combi 30 HE gas central heating boiler. Attractive modern tiled floor. Wash hand basin with chrome coloured mixer tap. Cupboard space below. Tile splash back. Ceiling light point. uPVC double glazed frosted window towards the front elevation.

KITCHEN 10' 0" x 7' 2" maximum into the recess (3.05m x 2.18m)

L-shaped. Range of modern fitted eye and base level units. Base units having timber effect work surfaces above with attractive tile splash-backs. Various power points. Down lighting above. Built-in Zanussi four ring gas hob with Zanussi double electric oven below. Stainless steel one and half bowl sink unit with drainer and mixer tap. Ample space for free standing fridge or freezer. Space and plumbing for a washing machine. Attractive modern tile floor. Panel radiator. Inset LED ceiling lights. uPVC double glazed window to the front.

LOUNGE DINER 14' 10" x 16' 4" maximum into the recess (4.52m x 4.97m)

L-shaped. Panel radiator. Gas fire (not tested) set in an attractive timber surround with decorative marble effect inset and hearth. Door to walk-in under-stairs storage cupboard. Ceiling light points. uPVC double glazed double opening french doors allowing access and views out towards the rear garden.

LANDING

Turn flight stairs to the ground floor. Ceiling light point. Door to over-stairs store cupboard. uPVC double glazed frosted window to the side. Modern doors to principal rooms.

BEDROOM 1 11' 8" x 10' 0" (3.55m x 3.05m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the front elevation allowing pleasant views up towards Mow Cop / Congleton Edge on the horizon.

BEDROOM 2 10' 10" maximum into the recess x 7' 10" (3.30m x 2.39m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the rear allowing pleasant views of the landscaped rear garden and fantastic open views of the countryside up towards Biddulph Moor horizon.

BEDROOM 3 7' 10" maximum to the recess x 6' 10" (2.39m x 2.08m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the rear allowing pleasant views of the landscaped rear garden and fantastic open views of the countryside up towards Biddulph Moor horizon.

FAMILY BATHROOM 6' 2" x 5' 5" (1.88m x 1.65m)

Recently modernised three piece white suite comprising low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap. Chrome coloured mixer shower with rain head shower above. Glazed shower screen. Modern part tiled walls. New tiled floor. Chrome coloured panel radiator. LED inset ceiling lights. Loft access point. Extractor.

EXTERNALLY

Property is approached by tarmac driveway that allows off-road parking. Easy vehicle access to a further flagged and gravel driveway to the side. Side canopy entrance. Gated secure access to the rear. Outside water tap on the side. Front garden mainly laid to lawn with low maintenance flower border. Rear of the property offers indian stone flagged patio area surrounding the rear. Large covered storage area. Timber built garden building with power and light. Towards head of the garden is a further indian stone flagged patio area that enjoys fantastic views over open countryside to the rear. Timber fencing forms the boundary with raised beds behind attractive railway sleepers.

VIEWING

Is strictly by appointment via the selling agent.

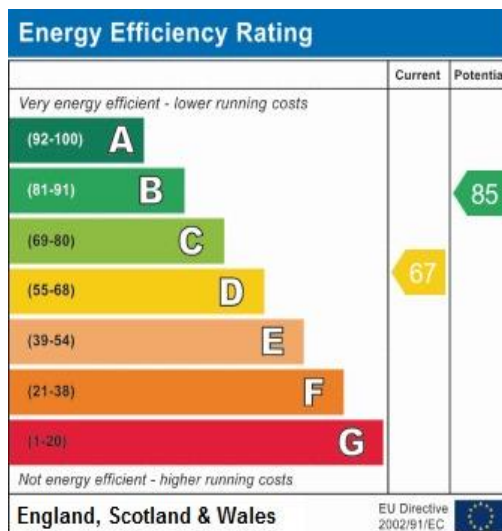


PRIORY

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Biddulph's Award Winning Team





Address:
Plover Drive, Biddulph

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.