



2 Generous Bedrooms. Extended Detached True Bungalow With No Upward Chain & Well Positioned Within A Quiet Cul-De-Sac. Ent. Hall. Large Extended Dining Kitchen & Lounge To Front. Oil Central Heating. Front & Rear Gardens, Attached Garage.



ENTRANCE PORCH

Entrance porch. Double glazed timber door and window to the side elevation. Door allowing access to the L shaped entrance door.

L SHAPED ENTRANCE HALL

Panel radiator. Low level power points. Built in storage cupboard. Loft access point. Doors to principal rooms.

LOUNGE 13' 0" x 10' 8" (3.96m x 3.25m)

Panel radiator. Multi-Fuel burner stove set in a chimney recess and tiled hearth. Ceiling light point. uPVC double glazed window allowing pleasant views of the cul-de-sac.

BEDROOM ONE 12' 5" x 9' 0" (3.78m x 2.74m)

Panel radiator. Ceiling light point. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac.

BATHROOM 8' 10" x 5' 10" (2.69m x 1.78m)

Four piece suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Shower bath with chrome coloured mixer tap, shower attachment and whirlpool option. Separate shower with glazed doors and wall mounted mixer shower. Panel radiator. Ceiling light point. uPVC double glazed window to the side.

BEDROOM TWO 11' 0" x 9' 0" (3.35m x 2.74m)

Built in wardrobes. Panel radiator. Ceiling light point. uPVC double glazed window allowing views to the private rear garden.

EXTENDED DINING KITCHEN 19' 10" x 10' 10" approximately (6.04m x 3.30m)

Fitted eye and base level units. Various drawer and cupboard space. Stainless steel one and half bowl sink unit with drainer and mixer tap. Built in electric oven and hob. Plumbing and space for washing machine. Space for fridge under the units. Two panel radiators. Ceiling light points. Door to the entrance hall. uPVC double glazed window to the side and double glazed sliding patio door allowing access and views into the conservatory.

CONSERVATORY

Pitched roof construction. uPVC double glazed, double opening French doors to the side. Timber double glazed windows to the side and rear.

EXTERNALLY

The property is approached via a block paved driveway that continues down to the side allowing ample off road parking and easy vehicle access to the attached garage. Front garden is mainly laid to lawn with block paved pathway to the front allowing easy access around to the rear.

REAR ELEVATION

Rear garden has a flagged patio area, allowing easy access to the conservatory. Two small lawned gardens. Pathway leading to a timber shed at the head of the garden.

ATTACHED GARAGE

Up-and-over door to the front. Power and light. Door to the side allowing access into the rear garden.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed South along the by-pass to Knypersley Traffic lights. Turn left at the traffic lights onto Park Lane, continue up over the mini roundabout to Biddulph Moor. Once in New Street turn 1st right after the Rose and Crown Public House onto Wraggs Lane, continue for a short distance and turn left onto Hillside Close to where the property can be clearly identified by our Priory Property Services board.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!



Biddulph's Award Winning Team



