



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Well Presented Mid Terraced Home Within Easy Walking Distance Of Local Amenities. Ent. Porch, Bay Fronted Lounge & Sep. Dining Room. Modern Fitted Kitchen. G.F. Bathroom With Smart White Suite. Patio Garden To The Rear.



62 Well Street Biddulph ST8 6HX

£115,000

ENTRANCE PORCH

Upvc double glazed windows to the side. uPVC double glazed, double opening 'French Doors' to the front elevation. Tiled floor. Single glazed door allowing access into the lounge.

BAY FRONTED LOUNGE 13' 4" maximum into the bay x 12' 10" (4.06m x 3.91m)

Quality 'timber effect' laminate flooring. Panel radiator. Low level power points. Television points. Coving to the ceiling with ceiling light point. Attractive walk-in bay with uPVC double glazed windows to the front.

DINING ROOM 13' 0" x 11' 4" excluding the entrance recess from the lounge (3.96m x 3.45m)

Quality 'timber effect' laminate flooring. Panel radiator. Various low level power points. Coving to the ceiling with centre ceiling light point. Part glazed modern door allowing access into the kitchen. Door to the stairwell to the first floor. Access to the under stairs recess. Further part glazed modern door allowing views and access into the lounge. uPVC double glazed window towards the rear elevation.

KITCHEN 10' 6" x 6' 4" (3.20m x 1.93m)

Range of quality fitted modern eye and base level units, base units having 'timber effect' work surfaces above and attractive tiled splash backs. Various power points over the work surfaces. Built in one and half bowl sink unit with drainer and mixer tap. Good selection of 'soft closing' eye and base level units. Drawer and cupboard space. Built in (Samsung) modern electric hob. Built in (Samsung) eye level electric oven. Tile effect flooring. Plumbing and space for an automatic washing machine. Ceiling light point. uPVC double glazed window towards the side elevation. Modern wall mounted (Glow-Worm) gas combination central heating boiler.

REAR PORCH

Tile effect flooring. Double power socket. Recess (ideal for fridge or freezer). Ceiling light point. uPVC double glazed door to the side elevation.

FAMILY BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m)

Modern three piece 'white' suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap above. 'P' shaped style bath with chrome coloured hot and cold taps, electric (Triton) shower above and glazed shower screen. Part tiled splash backs. Tile effect flooring. Panel radiator. uPVC double glazed window to the side.

FIRST FLOOR - LANDING

Stairs to the ground floor. Modern fitted carpets. Panel radiator. Loft access with retractable ladder. Ceiling light point. Doors to principal rooms.

BEDROOM ONE 13' 0" x 11' 4" (3.96m x 3.45m)

Panel radiator. Low level power points. Over-stairs storage cupboard with side hanging rails. Ceiling light point. uPVC double glazed window to the front elevation.

BEDROOM TWO 11' 2" x 9' 10" (3.40m x 2.99m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear elevation.

BEDROOM THREE 10' 8" minimum measurement excluding the entrance recess x 6' 4" (3.25m x 1.93m)

Entrance recess area with step down. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear.

EXTERNALLY

The property is approached via an original wall with matching gate posts. Gated leading to a tiled fore-courted area to the front. uPVC double glazed, double opening doors allowing access into the porch.

REAR ELEVATION

Good size flagged patio area. Easy access to the timber shed with sloped roof. Security lighting. Step up to a good size, well maintained slate gravel patio area. Timber fencing forms the boundary. Gated access out to the rear.

DIRECTIONS

From our offices proceed South along the (A527) High Street, turning left onto 'Well Street'. Proceed over the cross roads and continue to where the property can be clearly identified by our 'Priory Property Services' board on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.





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.