



3 Bedrooms. Well Presented Spacious Mid Town House With Large uPVC D. Glazed Conservatory To The Rear. Lounge & Modern Fitted Kitchen. G.F. W.C. & First Floor Bathroom. Useful Loft. Generous Flat Garden To The Rear.







ENTRANCE HALL

Stairs allowing access to the first floor. uPVC double glazed door and window to the front elevation. Panel radiator. Part glazed door allowing access into the lounge.

LOUNGE 13' 10" x 13' 4" (4.21m x 4.06m)

Modern 'Living Flame' gas fire set in an attractive timber surround with 'marble effect' inset and hearth. Television and telephone points. Panel radiator. Coving to the ceiling with centre ceiling light point. Part glazed door allowing access into the entrance hall. uPVC double glazed bow window towards the front elevation.

KITCHEN 16' 4" maximum into the recess x 7' 6" (4.97m x 2.28m)

Modern fitted eye and base level units, base units having 'high gloss' work surfaces over with attractive tiled splash backs. Stainless steel five ring gas hob with stainless steel double gas oven below. Stainless steel circulator fan/light above. Stainless steel sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Plumbing and space for an automatic washing machine. Tiled floor. Door allowing access to a large walk-in storage cupboard with power and light. uPVC double glazed windows and door towards the rear elevation.

GROUND FLOOR W.C.

Comprising of a low level w.c. Wash hand basin. Ceiling light point.

CONSERVATORY 12' 10" x 12' 0" (3.91m x 3.65m)

uPVC double glazed windows to side and rear elevations. Panel radiator. Power points. Laminate flooring. uPVC double glazed 'french doors' allowing access to the rear garden. uPVC double glazed door to the side allowing access.

FIRST FLOOR - LANDING

Stairs to the ground floor. Doors to principal rooms.

BEDROOM ONE 12' 5" x 10' 4" (3.78m x 3.15m)

Timber effect laminate floor. Panel radiator. Storage cupboard housing the wall mounted (Baxi) gas combination central heating boiler. Ceiling light point. uPVC double glazed window towards the front elevation.

BEDROOM TWO 12' 6" x 9' 2" (3.81m x 2.79m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the rear allowing pleasant views of the garden.

BEDROOM THEE ('L' Shaped) 8' 10" x 7' 10" maximum (2.69m x 2.39m)

Stairs to loft. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front.

LOFT (Stairs Off Bedroom Three)

2 skylight windows to the rear elevation. Power and light. Stairs to first floor/bedroom three.

BATHROOM 7' 8" x 5' 6" (2.34m x 1.68m)

Three piece modern 'white' suite comprising of a low level w.c. and pedestal wash hand basin. (Whirlpool) bath with chrome coloured mixer tap, shower attachment and part glazed shower screen. Inset ceiling lights. Attractive tiled walls and floor. Panel radiator. Two uPVC double glazed frosted windows to the rear.

EXTERNALLY

The property is approached via a block paved driveway providing extensive off road parking for approximately four vehicles.

SIDE ENTRY

Entry to the side allows shared pedestrian access to the rear.

REAR ELEVATION

The rear has a good size 'Indian Stone' flagged patio surrounded by attractive stone walling and inset lighting. Outside water tap. Reception light. Gated access to the side entry with easy pedestrian access to the front. Step leads up to an 'Indian Stone' flagged patio and large lawned garden Timber storage shed/outhouse. Timber fencing forms the boundary. Garden enjoys the majority of the all-day sun.

DIRECTIONS

From our High Street offices proceed South along the (A527) High Street, turning left onto 'Well Street'. Proceed over the cross roads and continue turning 3rd right onto 'Princess Street' 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 agent.

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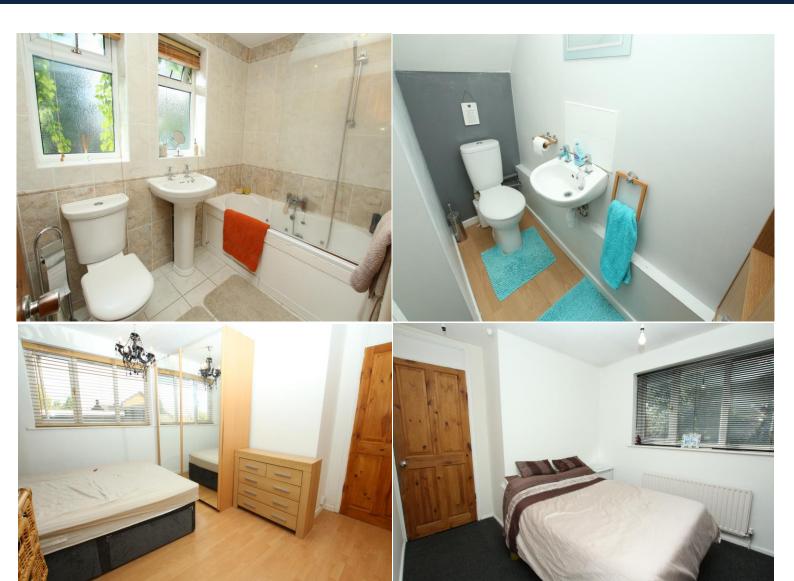


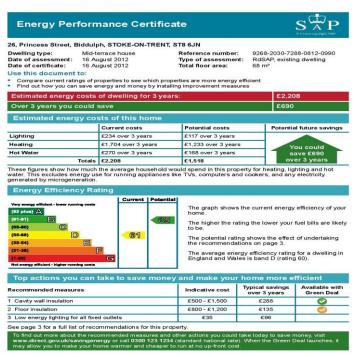












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