



162 Biddulph Road
, ST6 6TB

- DETACHED BUNGALOW
- CONVENIENT LOCATION
- NO CHAIN
- THREE BEDROOMS,
- ENSUITE & BATHROOM
- UPVC D/G GCH
- LANDSCAPED GARDENS
- UPVC D/G GCH

£175,000





Property Description

INTRO

Shaw's & Co are over the moon Duck, to offer a lovely detached bungalow with no chain, comprising a lovely interior, entrance hallway, three bedrooms, ensuite & a nice lounge to the rear of the property. A pleasant breakfast kitchen, utility, cloaks/wc Externally are landscaped gardens to the front & rear, a driveway leading to the garage & summerhouse. UPVC double glazing & gas central heating are installed. The property has an elevated location & easy access to the City, Moorlands & Congeton. Viewing imperative without delay! (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST6 6TB. From Chell roundabout, follow the A527 towards Biddulph. The property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a composite entrance door with glazed





panels. Coving to the ceiling. Double radiator. An L shaped hallway with a composite side external entrance door. Doors leading to:

LOUNGE

15' 11" x 11' 8" (4.85m x 3.56m) Two double glazed windows to both the side and rear elevations. Chimney breast and inset stove. Coving to the ceiling. Wall lights. Wood effect laminate flooring. Double radiator.

KITCHEN/DINER

15' 11" x 10' 11" (4.85m x 3.58m) UPVC double glazed patio door to the rear. White high gloss wall and base units, providing ample storage space. Granite effect work surface incorporating bowl and a half single drainer sink unit with mixer tap above. Space for washing machine and under counter fridge. Space for range cooker and extractor above. Ceramic splash back tiling to the walls and ceramic tiled floor. Double radiator.

UTILITY ROOM

7' 10" x 5' 11" (2.39m x 1.8m) UPVC double glazed window to the side elevation. Space for fridge freezer. Splash back tiling. Worcester combi boiler. Panelling to the ceiling.



BATHROOM

8' 3" x 6' (2.51m x 1.83m) UPVC double glazed window to the side elevation. The white suite comprises a glazed corner shower enclosure with Triton electric shower, panelled bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin. Half tiled walls with decorative border. Loft access. Chrome radiator.



WC

8' 5" x 2' 9" (2.57m x 0.84m) UPVC double glazed window to the side elevation. Low level W.C, wash hand basin with vanity cabinet.

BEDROOM ONE

10' 5" x 9' 3" (3.18m x 2.82m) UPVC double glazed bay window to the front elevation. Radiator.



ENSUITE

9' 3" x 5' 2" (2.82m x 1.57m) Comprising an enclosed shower cubicle, low level W.C wash hand basin, window to the side, chrome radiator.

BEDROOM TWO

9' 8" x 9' 3" (2.95m x 2.82m) UPVC double glazed window to the front elevation. Coving to the ceiling. Radiator.

BEDROOM THREE

9' 3" x 6' (2.82m x 1.83m) UPVC double glazed window to



the side elevation. Coving to the ceiling. Radiator.

EXTERNALLY

FRONT GARDEN

Raised with shrub borders and gravelled areas. Flagged drive provides parking.

REAR GARDEN

Enclosed by fencing. Laid to lawn with shrub borders. Paved patio. Further paved area provides extra parking.

SUMMER HOUSE

17' 7" x 7' (5.36m x 2.13m)

DETACHED GARAGE

18' 0" x 8' 0" (5.49m x 2.44 m) Up and over door, electric light and power.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke On Trent City Council

EPC RATING (PDF available online)



Current: Potential:



43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements