



Thames Drive
Biddulph, ST8 7HL

- A DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- WELL REGARDED LOCATION
- SPACIOUS ACCOMMODATION
- LOUNGE, DINING ROOM
- BREAKFAST KITCHEN
- 4 GOOD SIZED BEDROOMS
- STUNNING ENSUITE

£360,000





Property Description

DIRECTIONS Please follow Sat Nav with postcode ST8 7HL. Follow the road past the leisure centre along Thames Drive. The property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL Entered through a UPVC door with glazed panels. Staircase to the first floor. Understairs store area.

CLOAKROOM Window to the side elevation. Low level W.C, wash hand basin. Radiator.

LOUNGE 13' 8" x 11' 9" (4.17m x 3.58m) Large window to the front elevation, giving pleasant elevated views. Feature fireplace with inset living flame gas fire. Covings to the ceiling. Radiator. Arch to;





DINING ROOM 11' 9" x 8' 8" (3.58m x 2.64m) Glazed patio doors lead to the rear garden. Coving to the ceiling. Radiator. Door to:



KITCHEN/BREAKFAST ROOM 15' 8" x 8' 8" (4.78m x 2.64m) Window to the rear elevation. The pleasant well appointed kitchen has ample space for table and chairs and comprises, wall and base units, work surface. Single drainer sink unit. Built in double oven, hob with extractor over. Glass splash back tiling to the walls. Tiled floor. Double radiator.



FAMILY ROOM 15' 7" x 8' 4" (4.75m x 2.54m) A useful good sized family/reception room or potential office space. Window to the front. Radiator.

FIRST FLOOR LANDING Cylinder cupboard. Access to the loft. Doors to:



BEDROOM ONE 13' 8" x 11' 10" (4.17m x 3.61m) Window to the front elevation, giving far reaching views over countryside and Mow Cop on the horizon. Radiator. Door to:



ENSUITE 7' x 6' 1" (2.13m x 1.85m) Window to the front elevation. The updated white suite comprises, Shower cubicle, low level W.C, wash hand basin. Chrome towel rail.





BEDROOM TWO 13' 7" x 9' 1" (4.14m x 2.77m) Window to the front elevation giving far reaching views. Store cupboard/potential wardrobe. Radiator.

BEDROOM THREE 10' 4" x 9' 1" (3.15m x 2.77m) Window to the rear elevation. Radiator.

BEDROOM FOUR 9' 1" x 9' 1" (2.77m x 2.77m) Window to the rear elevation. Radiator.

BATHROOM 7' 8" x 5' 5" (2.34m x 1.65m) Window to the rear elevation. A white suite comprising, panelled bath, low level W.C, wash hand basin. Splash back tiling to the walls, tiled floor. Radiator.



EXTERNALLY

FRONT GARDEN A landscaped garden laid to lawn with shrub borders. Double with drive provides parking. A paved pathway leads alongside the garage. The property also benefits from a storage area on the left hand side of the property.

REAR GARDEN A good sized wide plot enclosed by fencing. Landscaped and laid to lawn. Paved patio.

GARAGE 18' x 8' 11" (5.49m x 2.72m) Up and over front door, rear access door and window. Myson wall mounted gas boiler, 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 designed 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 be 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

Staffordshire Moorlands

EPC RATING (PDF available online)

Current: 41E Potential: 80C





Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
This plan is for guidance purposes only and should be used as such by the prospective purchaser or tenant.
The services, systems, appliances shown have not been tested and the supplier as to their operation or efficiency can be given.
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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