

FOR SALE



Oakfield Grove, Biddulph

4 Bedrooms, 1 Bathroom, Detached House

Asking Price Of £290,000



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4 Bedrooms, 1 Bathroom

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- Close To High-Achieving Local Schools
- Finished To A Good Standard Throughout
- Pleasing, Semi-Rural Location
- Close To Local Shops And Amenities
- A Short Drive To Biddulph Town Centre



OVERVIEW

Martin & Co Macclesfield are pleased to offer for sale this extensive family home in the leafy North Staffordshire town of Biddulph.

The property finds itself on the outer extremities of Biddulph, but well within striking distance if you need something from the shops. A number of high achieving local schools are within walking distance, and green spaces such as the Hawthorn play area and Biddulph Brook are on your doorstep, ready to be explored.

This impressive abode briefly consists of a separate entrance hall, living room, dining room, kitchen, WC and integral garage on the ground floor, upstairs, there are 4 bedrooms – 3 double and one good-sized single – an ensuite shower room to the master bedroom and a lovely family bathroom.

*****Please note this property is now empty and unfurnished with no chain*****

LIVING ROOM 4.73m x 3.35m

The living room is a large and inviting space which shares an open plan design with the adjacent dining room, making it great for entertaining friends and family.

DINING ROOM 2.96m x 2.64m

The ideal spot to enjoy your culinary creations, being next to the kitchen. A sliding patio door opens on to the rear garden.



KITCHEN 4.15m x 2.92m

Another grand space with a plethora of beech effect base and wall mounted kitchen units. There is lots of work top space and integrated appliances, including a gas hob, oven, dishwasher, fridge/freezer and sink/drain.

DOWNSTAIRS W/C 0.89m x 1.16m

Consists of a toilet and hand wash basin

INTEGRAL GARAGE 4.92m x 2.40m

Houses the boiler.

LANDING

Boasts a storage cupboard.

BEDROOM ONE 2.70m x 4.05m

An extensive double bedroom with fitted wardrobes.

EN SUITE SHOWER ROOM 1.56m x 1.85m

Features a wash basin, toilet and corner shower.

BEDROOM TWO 2.50m x 3.57m

A good-sized double bedroom.

BEDROOM THREE 2.57m x 3.67m

Another double bedroom.

BEDROOM FOUR 2.26m x 3.27m

A 'bigger than your normal' single bedroom.

BATHROOM 1.98m x 1.91m

The family bathroom features a matching white suite that consists of a toilet, wash basin and bath with shower attachment.

GARDEN

The rear garden is considerable and consists mainly of a slabbed patio space and lawn area. The parameter of the garden is bordered by flowerbeds that contain mature trees, shrubs and plants, keeping the garden very private.




DRIVEWAY

Can accommodate two vehicles.

SUMMARY

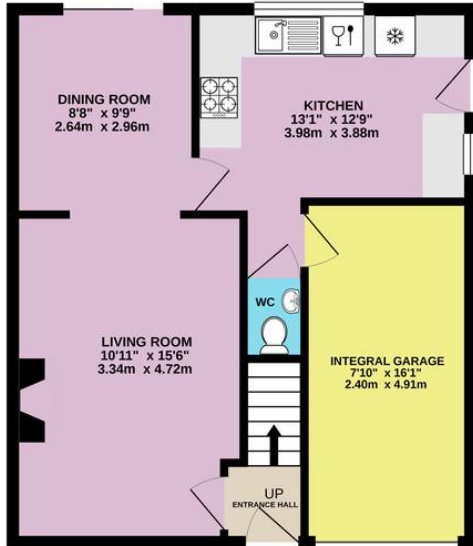
Tucked away neatly on Oakfield Grove sits this gorgeous, and substantial, family home. Close to shops, amenities, schools and much, much more. Come and take a look...



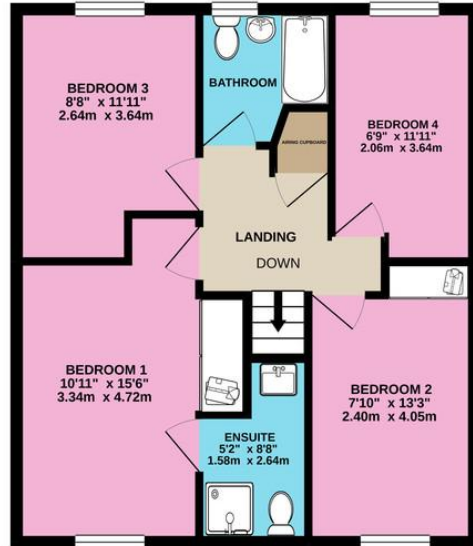
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



4-BED, DETACHED FAMILY HOME

TOTAL FLOOR AREA: 1089 sq.ft. (101.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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