



**16 Jubilee Close
Biddulph, ST8 6HQ**

- SEMI DETACHED HOUSE
- WELL IMPROVED THROUGHOUT
- CORNER PLOT LOCATION
- NEW WINDOWS & CENTRAL HEATING
- UPDATED KITCHEN
- 23' LOUNGE, CLOAKS/W.C
- THREE BEDROOMS
- CONVENIENT LOCATION

Offers In Excess Of £170,000





Property Description

INTRO

Jubilee Year! A stunning well improved semi detached house which must be seen to be fully appreciated, comprising, entrance porch/utility area, hallway, cloaks/w.c, 23' lounge/dining room, an updated white kitchen, three good sized bedrooms, a white bathroom suite, useful loft area for storage. Recently installed UPVC triple glazed windows patio door, composite external doors. The property has a large corner plot with gardens, orchard trees, patio area, brick built BBQ house. Plenty of parking spaces. Access to all amenities is nearby within the town and easy access to Congleton & Stoke on Trent Towns. Viewing imperative without delay. No Chain

DIRECTIONS

Please follow Sat Nav for ST8 6HQ, proceed along Jubilee Close and the property can be found on the right hand side as identified by our For Sale Sign.

ENTRANCE PORCH

Composite entrance door, recessed spotlights to the



ceiling, space for appliances.

ENTRANCE HALL

13' 0" x 8' 0" (3.96m x 2.44m) Under the stairs cupboard for storage space, stairs to the first floor landing. Radiator. Feature wall tiling. Coving to the ceiling. Laminate flooring.

DOWNSTAIRS W.C

With Upvc double glazed frosted internal window to front, white low level w.c wall mounted sink unit.

THROUGH LOUNGE/DINING ROOM

23' 6" x 11' 0" (7.16m x 3.35m) With Upvc double glazed window to the front, radiator, double glazed sliding patio door to rear, coving to ceiling. Laminate flooring.



KITCHEN

9' 8" x 8' 5" (2.95m x 2.57m) With Upvc double glazed window to the rear, composite external side access door. A range of updated base and wall mounted storage cupboards, work surfaces and sink unit, built in oven, hob and extractor, space for appliances. Laminate flooring.

FIRST FLOOR LANDING

Upvc double glazed window to the side, built in storage boiler cupboard providing ample shelving and storage space. Access to the boarded loft ideal for storage. Coving to the ceiling.



BEDROOM ONE

12' 2" x 12' 1" (3.71m x 3.68m) MAX Upvc double glazed window to rear, radiator, laminate flooring.

BEDROOM TWO

11' 0" x 10' 6" (3.35m x 3.2m) Upvc double glazed window to the front, radiator, laminate flooring. Coving to the ceiling.

BEDROOM THREE

8' 9" x 7' 2" (2.67m x 2.18m) Upvc double glazed window to front, radiator, laminate flooring, overstairs store cupboard.



BATHROOM

Upvc double glazed frosted window to rear. Comprising low level W.C, pedestal wash hand basin, a panelled bath and electric shower. Chrome towel radiator.

FRONTAGE

A tiered shrub border and steps to the frontage. A potential further parking space subject to consent and a dropped kerb etc being installed. Access to;



REAR & SIDE GARDEN

A corner plot location with a driveway to the side, a brick semi detached outbuilding, BBQ house with Pizza oven. Cultivated garden and fruit trees, lawn garden and patio area. Cold water tap.

ADDITIONAL NOTES

Updated Gas central heating installed with an 8 year warranty . The windows are triple glazed and were installed June 2021 with a 10 year warranty. The new boiler and radiators were installed in 2019 with a warranty. CCTV system installed.

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 .



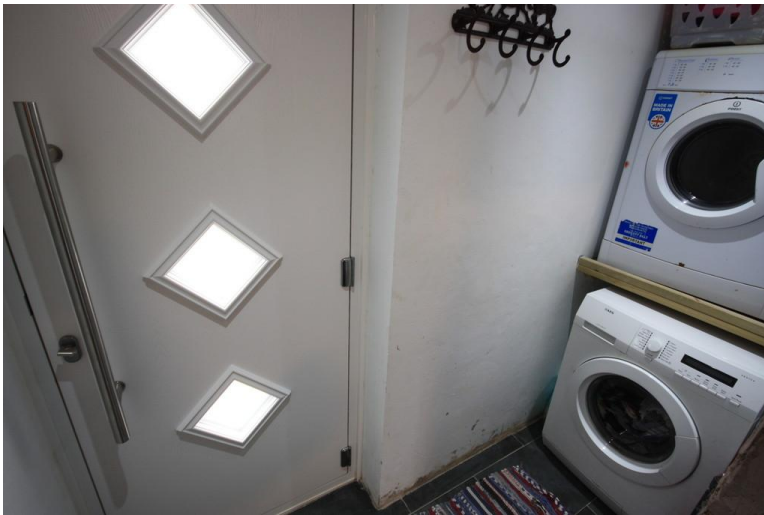
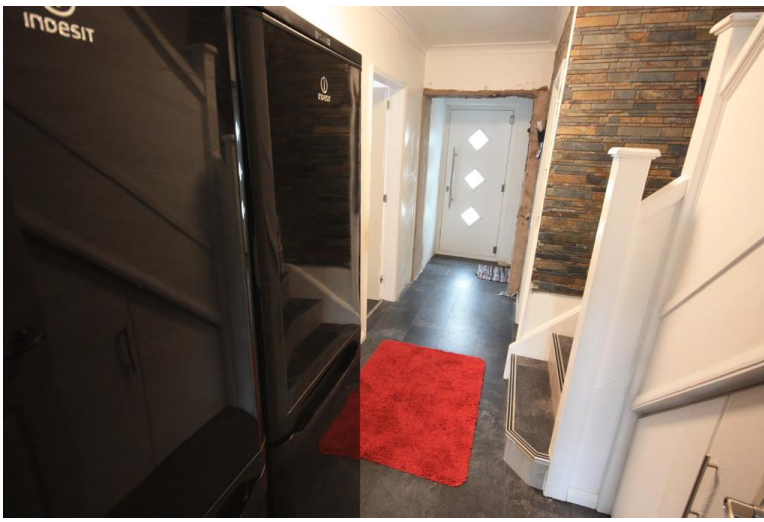
LOCAL AUTHORITY

Staffordshire Moorlands District Council.

EPC RATING (PDF available online)

Current: 69 Potential: 82







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee 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