

FOR SALE



Villa Close, Biddulph, Staffordshire

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £165,000


MARTIN&CO



Villa Close, Biddulph, Staffordshire

3 Bedrooms, 1 Bathroom

Asking Price Of £165,000

- Semi Detached Family Home
- Three Bedrooms
- Fitted Kitchen
- Family Bathroom
- Upvc Double Glazing



HALL 8' 9" x 4' 11" (2.67m x 1.5m) Upvc double glazed frosted glass panelled door, Upvc double glazed window, central heating radiator, wood laminate flooring

LOUNGE 22' 9" x 11' 8" (6.93m x 3.56m) Upvc double glazed bay window to the front elevation, dado rail, chimney breast, wood Adam style fire surround, marble hearth and back, living flame gas fire, coving, central heating radiator, TV aerial point, Upvc double glazed sliding patio door to the rear, wood laminate flooring

KITCHEN 14' 10" x 11' 4" (4.52m x 3.45m) Upvc double glazed window to the rear elevation, Wood frosted glass panelled door, range of wall and base units with worktops over, built in oven and hob, inset spot lights, stainless steel single sink, space and plumbing for washing machine and tumble dryer, space for fridge freezer, central heating radiator, under stairs storage housing central heating boiler, tiled flooring

STAIRS AND LANDING Upvc double glazed window to the side elevation, loft access, smoke alarm, central heating radiator, carpet to floor

BATHROOM 7' 6" x 5' 6" (2.29m x 1.68m) Upvc double glazed frosted glass windows x 2 to the side and rear, 3 piece bathroom suite in white with shower over, central heating radiator, part tiled walls, vinyl flooring

BEDROOM 11' 8" x 11' 2" (3.56m x 3.4m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor



BEDROOM 9' 0" x 8' 1" (2.74m x 2.46m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BEDROOM 13' 1" x 8' 7" (3.99m x 2.62m) Upvc double glazed window to the rear elevation, built in ward robe unit, central heating radiator, carpet to floor

FRONT GARDEN Tarmac drive providing parking for several cars, gravel area, enclosed by fence, open access

REAR GARDEN Lawn area, paved patio area, enclosed by fence, wood gate for access





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	





All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.