



Redwing Drive
Biddulph, ST8 7UA

- DETACHED RESIDENCE
- WELL REGARDED LOCATION
- HALL, SPACIOUS LOUNGE/DINING ROOM
- KITCHEN & CONSERVATORY
- THREE BEDROOMS, FAMILY BATHROOM
- BLOCK PAVED FRONTAGE & DRIVEWAY
- GARAGE & REAR GARDEN
- POPULAR & CONVENIENT LOCATION

£204,500





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a detached house within a well regarded cul de sac location, covered canopy, entrance hallway, spacious lounge/dining room, a kitchen, attached UPVC double glazed conservatory, three bedrooms, a family bathroom. Externally a block paved driveway, detached brick garage, a lawned rear garden area. UPVC double glazing where fitted, gas central heating. The property is within easy access to all facilities for schools, the leisure centre and shopping as well as lots of Moorlands Countryside leading in to Cheshire. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav with postcode ST8 7UA. Turn in to the Cul De Sac and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor, radiator.



LOUNGE/DINER

23' 5" x 11' 7" narrowing into the dining area" (7.14m x 3.53m)

Window to the front elevation. Feature fireplace with living flame gas fire on a marble effect hearth. Laminate flooring. Understairs store. Two radiators. Patio doors to the rear. Door to:

KITCHEN

9' 5" x 6' 11" (2.87m x 2.11m)

A range of wall and base units, stainless steel one and a half bowl sink unit with mixer tap, worksurface. Built in electric oven, four ring gas hob with extractor over. Built in under counter fridge. Splash backs. Space and plumbing for washing machine. Wall mounted Vaillant gas central heating boiler. Both centre ceiling light and spotlights. Views in to the:



CONSERVATORY/FAMILY ROOM

13' x 9' 8" (3.96m x 2.95m)

Being of mainly brick construction ? UPVC windows, door leading to the rear garden. Tiled floor, TV aerial, radiator. Patio doors lead back to the lounge.

FIRST FLOOR LANDING

Window to the side elevation. Cupboard housing the hot water cylinder. Doors to:



BEDROOM ONE

10' 6" x 9' (3.2m x 2.74m)

Window to the rear elevation. Fitted wardrobes, radiator.

BEDROOM TWO

10' 10" x 7' (3.3m x 2.13m)

Window to the front elevation. Built in wardrobes, radiator.

BEDROOM THREE

7' 6" x 6' 6" (2.29m x 1.98m)

Window to the front elevation.



BATHROOM

Window to the rear elevation. Modern white suite comprising: Panelled bath with chrome taps, shower over, low level W.C, wash hand basin with chrome taps. Part tiled walls. Towel radiator.

EXTERNALLY

FRONT

Block paved drive provides ample off road parking. Shrub border.



REAR

With fencing and conifer borders. Generous flagged patio area. Steps lead to an elevated lawn garden.

GARAGE

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 Council

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 54E Potential: 81B







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 and 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