



**Lynmouth Close**  
**Biddulph, ST8 6LS**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- REFURBISHED & MODERNISED
- NO CHAIN
- GREAT SIZED ROOMS THROUGHOUT
- THREE BEDROOMS, SHOWER ROOM
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

**£177,995**



## Lynmouth Close, Biddulph



### Property Description

#### INTRO

A good sized three bedroom house refurbished to provide a family home comprising a newly installed breakfast kitchen, spacious lounge/dining room, hall, rear hall, store room with potential to create a utility/office, three good sized bedrooms, an updated shower room, separate W.C. Externally parking to the front, a rear garden area. UPVC double glazing and gas central heating. The property is located within easy access to schools, Biddulph town centre leading to other towns, Congleton & Stoke on Trent via good road links to the A527/A500 No chain. Viewing essential. (draft particulars subject to approval)

#### DIRECTIONS

Please follow Sat Nav with postcode ST8 6LS. Turn off Park Lane and in to Woodland Street. Turn left in to Lynmouth Close and the property can be found on the right hand side, as identified by our for sale sign.



#### ENTRANCE HALL

Entered through a composite door. Window to the front elevation. Stairs to the first floor. Laminate flooring.

#### LOUNGE/DINER

23' 3" x 11' (7.09m x 3.35m)

Bay window to the front elevation, window to the rear. Laminate flooring. Radiator.

#### KITCHEN/BREAKFAST ROOM

12' 3" x 7' 6" (3.73m x 2.29m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Built in oven, hob with extractor over. Space and plumbing for washing machine. Tiled floor. Radiator.



#### REAR HALL

Composite access door. Former coal store with potential to create a downstairs cloak room.

#### STORE ROOM

7' 10" x 5' 10" (2.39m x 1.78m)

Housing the Potterton gas central heating boiler. Electric consumer unit. Window to the front elevation. Potential to create a utility room.



#### FIRST FLOOR LANDING

Window to the rear elevation. Loft access, cupboard housing the hot water cylinder. Doors to:

#### BEDROOM ONE

12' 7" x 12' 2" (3.84m x 3.71m)

Window to the front elevation. Radiator.

#### BEDROOM TWO

14' 2" x 9' 3" (4.32m x 2.82m)

Windows to the front and side elevations. Radiator.

#### BEDROOM THREE

8' 7" x 8' 2" (2.62m x 2.49m)

Window to the rear elevation. Radiator.



#### SHOWER ROOM

6' 6" x 5' 8" (1.98m x 1.73m)

Window to the rear elevation. Suite comprising: enclosed shower cubicle, wash hand basin with vanity unit. Tiled walls.

#### WC

Window to the rear elevation. Low level W.C. Part tiled walls.



## EXTERNALLY

### FRONT

A driveway provides off road parking. A pathway leads to:

### REAR

With fence boundary. Laid to lawn with lots of potential.

### 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 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 District Council.

### COUNCIL TAX BAND A

### EPC RATING (PDF available online)

Current: Potential:





Whilst every effort has been made to ensure the accuracy of the floor plan provided here, measurements of items, wall-to-wall, doors and any other items are approximate and to be used as a guide only. It is recommended that you visit the property and the floor plan is provided only as a guide. The plan is for information only and should be used as such for any purchase contract or lease. The services, systems, appliances, etc. are shown as they are and are not guaranteed. All floor numbers or references are to ground level unless stated otherwise.



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.  
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 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Visual Builder

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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