



## St Johns Road, Biddulph



- Three Bedroom Semi Detached
- Spacious Accommodation
- Modern Kitchen & Bathroom
- Off Road Parking
- Good Sized Rear Garden

**£620 pcm** Fees apply

3 Bedrooms

Unfurnished

EPC Rating '53'



## **OVERVIEW**

Martin & Co are happy to offer this spacious three bedroomed family home to the rental market. Located close to the town centre and on a bus route this modernised property briefly comprises entrance hall, modern fitted kitchen, 'L' shaped lounge / diner on the ground floor. On the upper level is the three bedroom and a family bathroom. Outside is off road parking and a good sized rear garden. Early view a must.

## **ENTRANCE HALL**

Laminate flooring. Radiator. Stairs to first floor. Double glazed window to side aspect. Double glazed door to front aspect.

## **MODERN FITTED KITCHEN**

Range of modern wall and base units provides storage and work surfaces. Inset stainless steel sink unit. Integrated oven, hob and chimney style extractor fan over. Part tiled walls Wall mounted gas fired central heating boiler. Useful under stairs storage. Radiator. Double glazed window overlooking rear garden. Double glazed door opening to side aspect.



## **'L' SHAPED LOUNGE / DINER**

Laminate flooring. Coved ceiling. Radiators. Double glazed windows to front aspect. Double glazed sliding patio doors onto rear paved patio area.

## **FIRST FLOOR LANDING**

Loft access. Double glazed window to side aspect.

## **MODERN BATHROOM**

Modern suite comprising panelled bath with shower over. Shower screen. Low level w.c. Pedestal wash hand basin. Fully tiled walls. Heated towel radiator. Obscure double glazed windows to side and rear aspects.





**BEDROOM ONE**

Radiator. Double glazed window to front aspect having views over countryside.

**BEDROOM TWO**

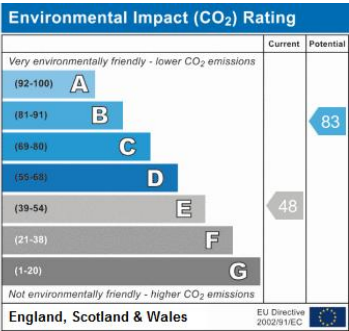
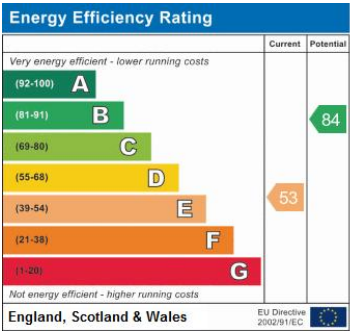
Radiator. Double glazed window to rear aspect overlooking rear garden.

**BEDROOM THREE**

Useful storage cupboard. Radiator. Double glazed window to front aspect having views over countryside.

**OUTSIDE**

To the front is off road parking. Paved side access leads to:-  
Mature rear garden mainly laid to lawn. Timber garden shed and greenhouse.





Martin & Co Biddulph  
56 High Street, Biddulph, Stoke-On-Trent, Staffordshire, ST8 6AR  
**01782 518705**  
biddulph@martinco.com



**Accuracy:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. **Sonic / Laser Tape:** All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. **Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. **All Measurements:** All Measurements are Approximate. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.