



Biddulph Road, Chell



OneAgency

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£170,000

A four bedroom semi-detached house in the popular location of Chell. The property benefits from an open plan lounge/kitchen/dining space with a modern fitted kitchen with inset ceramic sink basin. The ground floor also features a modern walk in wet room. The first floor benefits from four good sized bedrooms, ideal for a large or growing family. Located directly opposite amenities, commuter links and schools nearby. An ideal family home! Viewing is highly advised.





Ground Floor

Porch

1.11m x 0.76m (3' 8" x 2' 6") French doors and vinyl flooring.

Hallway

4.26m x 1.78m (14' 0" x 5' 10") Entered through the front door, storage with combo-boiler, radiator and carpet flooring.

Lounge

4.16m x 3.44m (13' 8" x 11' 3") A double glazed bay window, radiator and carpet flooring.

Kitchen/Diner

4.39m x 3.42m (14' 5" x 11' 3") A range of wall and base units with worktops, inset ceramic sink with chrome mixer tap, space for a double free range cooker, integral dishwasher, space for a fridge/freezer, french doors to the garden, tiled splash backs, under floor heating with tiled flooring.

Utility Room

2.23m x 1.21m (7' 4" x 4' 0") Plumbing for a washing machine, space for a dryer, double glazed windows, tiled walls and vinyl flooring.

Bathroom

2.82m x 1.65m (9' 3" x 5' 5") A walk in wet room with overhead rainfall shower, hand wash basin, low level W/C, double glazed window, tiled walls, radiator and tiled flooring.

First Floor

Bedroom One

3.50m x 3.36m (11' 6" x 11' 0") A double glazed window, radiator and laminate flooring.

Bedroom Two

3.68m x 2.75m (12' 1" x 9' 0") A double glazed window, fitted wardrobe units, radiator and carpet flooring.

Bedroom Three

2.59m x 1.96m (8' 6" x 6' 5") A double glazed window, radiator and carpet flooring.

Bedroom Four

2.08m x 2.01m (6' 10" x 6' 7") A double glazed window, radiator and laminate flooring.

External

Front - Gated access, paved patio and mature shrubs.

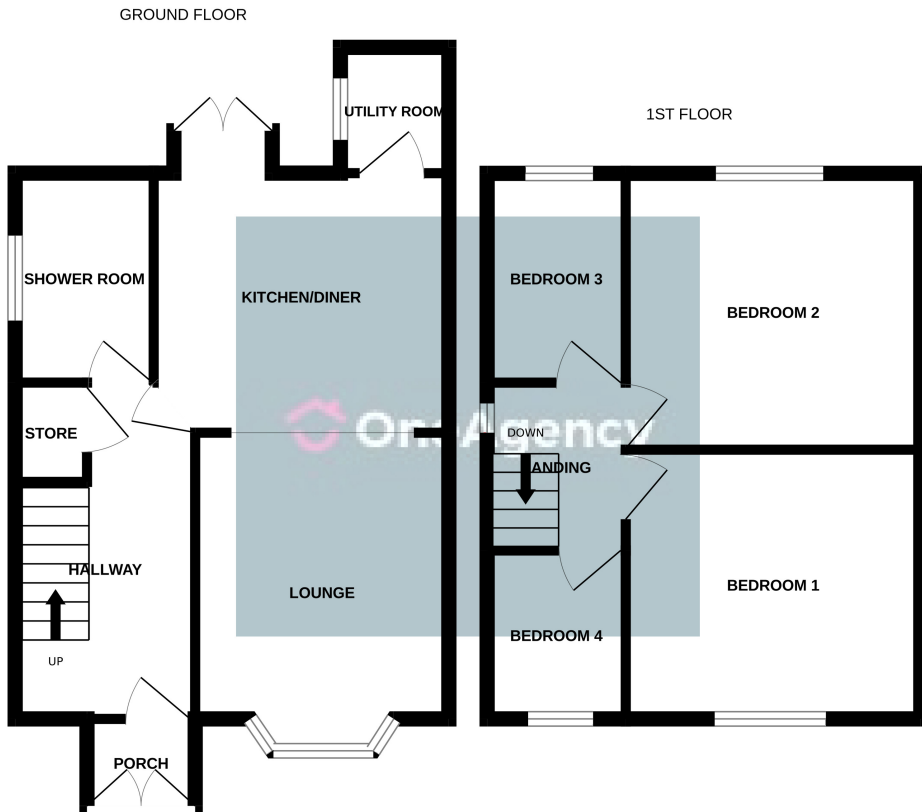
Rear - A paved patio area, sheds for storage, gated access for driveway for off road parking and fenced borders.

Office/Beauty Room

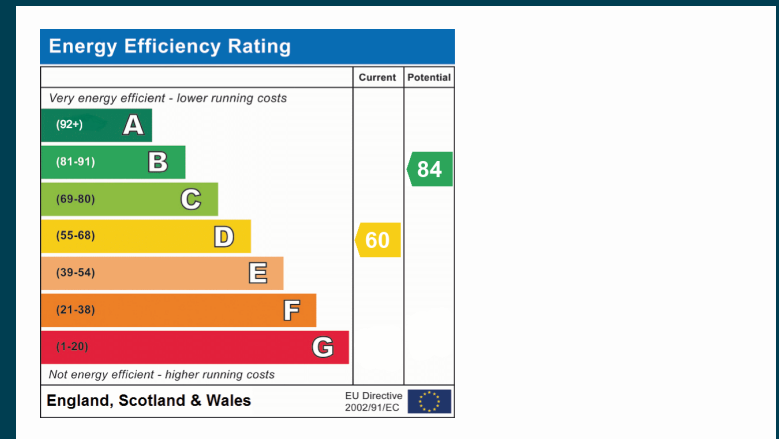
3.53m x 2.24m (11' 7" x 7' 4") Electric power and water supply.

AGENTS NOTES

The council tax band is B. The local authority is Stoke-on-Trent.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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