



PRIORITY

PROPERTY SERVICES



61 Pennine Way Biddulph

£177,000



Four Bedroom Detached Dormer Bungalow With Modern Fitted Kitchen, Large Lounge & Sep. Dining Rm. Large Garage.

GROUND FLOOR

ENTRANCE HALL

Panel radiator. Open spindle staircase to the first floor. Doors to principal rooms.

BEDROOM ONE 12' 2" x 10' 4" (3.71m x 3.15m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window towards the front elevation.

BEDROOM TWO 11' 8" x 10' 4" (3.56m x 3.15m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window towards the side elevation.

LOUNGE 15' 10" x 10' 10" (4.83m x 3.3m)

'Living flame gas fire' set in an attractive modern surround and hearth. Panel radiator. Low level power points. Television and telephone points. Ceiling light point. uPVC double glazed frosted window to the side. uPVC double glazed bow window towards the front elevation.

BATHROOM 7' 4" x 6' 4" (2.24m x 1.93m)

Three piece 'white' suite comprising of a low level w.c. and pedestal wash hand basin. Twin grip panel bath with plumbing ready for a mixer shower over the bath. Heated towel rail. Extractor fan. Ceiling light point. uPVC double glazed frosted window to the side.

KITCHEN 10' 10" x 9' 2" (3.3m x 2.79m)

Modern selection of fitted eye and base level units, base units having 'high polished' work surfaces over and tiled splash backs. Built in stainless steel effect four ring gas hob with stainless steel effect electric oven and grill combined below. Stainless steel effect circulator fan/light above. Stainless steel one and half bowl sink unit with drainer and mixer tap. Drawer and cupboard space. One eye unit houses the wall mounted gas combination central heating boiler. Timber effect laminate flooring. Panel radiator. uPVC double glazed window to the rear. Archway off the kitchen leading to the dining room.

DINING ROOM 12' 8" x 8' 10" (3.86m x 2.69m)

Timber effect laminate flooring. Panel radiator. Ceiling light points. uPVC double glazed window allowing views to the side and rear elevations.

FIRST FLOOR

LANDING

uPVC double glazed window towards the front. Doors allowing access to both bedrooms three and four (NB. RESTRICTED HEAD HEIGHT IN THIS ROOM).

BEDROOM THREE 12' 2" x 10' at its widest point approx. (3.71m x 3.05m)

Panel radiator. Ceiling light point. Low level power points. Door to storage eaves. uPVC double glazed window allowing excellent views of the 'Biddulph Valley' towards the side. (NB. RESTRICTED HEAD HEIGHT IN THIS ROOM).

BEDROOM FOUR 11' 8" x 10' approx. (3.56m x 3.05m)

Panel radiator. Low level power points. Doors to storage eaves. Ceiling light point. uPVC double glazed window allowing excellent views of the 'Biddulph Valley' to the side. (NB. RESTRICTED HEAD HEIGHT IN THIS ROOM).

EXTERNALLY

The property is approached via a wide flagged driveway allowing off road parking for approximately 3 vehicles with easy vehicular access to the attached garage. Lawned garden with flower and shrub borders to the boundaries. Gated access to one side allows easy pedestrian access to the rear. Elevated flagged patio area that enjoys the majority of the all-day to late evening sun. Good vantage point to enjoy the good size mature garden.

The rear has a lawned garden which goes to a point towards the head. Pleasant views up towards 'Biddulph Moor' on the horizon. Timber fencing forms the boundary to one side and large conifer hedging to the other. Steps lead down to a further lawn (covered by a covenant, ie. can only be used as a garden and not to erect any buildings except garden shed or greenhouse). Small flagged patio and outside water tap. Pedestrian access can be gained from either side of the property to the rear.

ATTACHED GARAGE 15' x 13' 8" approximately (4.57m x 4.17m)

Double opening doors towards the front. uPVC windows towards the side and rear. Door allowing access to the rear. Power and light.

DIRECTIONS

From the main roundabout off 'Biddulph town centre' proceed North along the by-pass. Turn left at the roundabout onto the (A527), 'Congleton Road' and turn 3rd right onto 'Woodhouse Lane'. Continue up 'Woodhouse Lane' and turn third right onto 'Pennine Way' to where the property can be clearly identified by our 'Priory Property Services Board' on the left hand side.

VIEWING

Is strictly by appointment via the agent.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | | Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | |
| | 53 | | 56 |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

PLEASE NOTE: None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.