

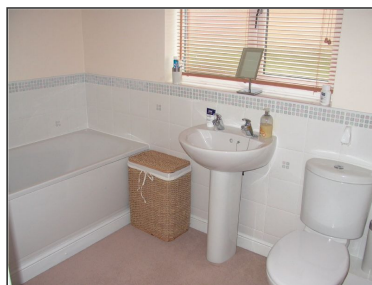
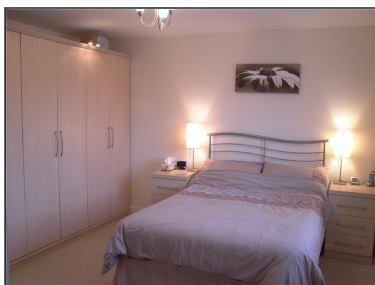


PRIORITY

PROPERTY SERVICES



14 Brocks Croft Gardens Biddulph £199,950



Four Bedroom Detached Family Home Offering Extremely Well Presented Spacious Accommodation. Dining Kitchen.

GROUND FLOOR

ENTRANCE HALL

Panel radiator. Under stairs storage cupboard. Open spindle staircase allowing access to the first floor. Timber double glazed door and window towards the front elevation.

LOUNGE 16' 8" x 11' 10" (5.08m x 3.61m)

'Electric fire' set in an attractive surround with inset lighting. Television and telephone points. Two panel radiators. Double opening doors allowing access into the dining room. uPVC double glazed window towards the front elevation.

DINING AREA (Off The Kitchen) 10' 2" x 9' 10" (3.1m x 3m)

Panel radiator. Ceiling light points. Low level power points. Two panel radiators. Double opening doors allowing access into the lounge. Breakfast bar area with views and access into the kitchen area. uPVC double glazed, double opening 'french doors' allowing access and views to the rear garden.

KITCHEN 12' max. into units x 11' 10" (3.66m x 3.61m)

Modern selection of fitted eye and base level units, base units having work surfaces over and tiled splash backs. One and half bowl sink unit with drainer and mixer tap. Built in (Electrolux) four ring stainless steel effect hob with stainless steel circulator fan/light above. Eye level (Electrolux) stainless steel effect double oven. Built in fridge and freezer. (Electrolux) dishwasher. Good selection of drawer and cupboard space. Attractive tiled flooring to the kitchen which continues into the utility. Centre ceiling light point. Easy access into the dining area (off the kitchen). uPVC double glazed window towards the rear elevation. Archway leading into the utility.

UTILITY ROOM 8' 8" x 5' (2.64m x 1.52m)

Modern selection of eye and base level units with work surfaces over and tiled splash backs. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Space and vent for dryer. Panel radiator. Tiled floor. Ceiling light point. Double glazed door allowing access and views towards the rear garden.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Pedestal wash hand basin. Panel radiator. Tiled floor. Ceiling light point. uPVC double glazed frosted window towards the side.

FIRST FLOOR

LANDING

Panel radiator. Loft access point. Cylinder cupboard. Doors to principal rooms.

MASTER BEDROOM 13' 2" max. into the wardrobes x 11' 10" (4.01m x 3.61m)

Selection of quality fitted wardrobes to the majority of one wall with double opening doors, side hanging rails and storage shelving above. Lighting and shelving units. Matching bedside tables and drawer set. Panel radiator. Television and telephone point. Door allowing access into the en-suite. uPVC double glazed window towards the front elevation.

EN-SUITE SHOWER/W.C.

Low level w.c. Wash hand basin set in an attractive vanity unit with cupboard space below and work surface above. Tiled splash back. Shaving point. Tiled shower cubicle with wall mounted (Mira) mixer shower and glazed door. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the front.

BEDROOM TWO 12' 6" x 8' 8" (3.81m x 2.64m)

Low level power points and ceiling light point. uPVC double glazed window towards the front elevation.

BEDROOM THREE 11' 10" x 8' 10" (3.61m x 2.69m)

Panel radiator. Low level power points. Telephone point. Centre ceiling light point. uPVC double glazed window allowing views towards the rear garden.

BEDROOM FOUR ('L' Shaped). 11' 2" max. into recess x 8' 8" (3.4m x 2.64m)

Panel radiator. Ceiling light point. Door allowing access to storage cupboard with slatted shelves. uPVC double glazed window allowing views towards the rear garden.

FAMILY BATHROOM 9' x 5' 5" (2.74m x 1.65m)

Modern 'white' suite comprising of a low level w.c., pedestal wash hand basin and panel bath. Part tiled splash backs. Panel radiator. Centre ceiling light point. Extractor fan. uPVC double glazed window towards the rear elevation.

INTEGRAL GARAGE 16' 6" x 8' 8" (5.03m x 2.64m)

Up-and-over door towards the front. Power and light. Wall mounted (Potterton) gas central heating boiler. Work surface with cupboard space and power point over.

EXTERNALLY

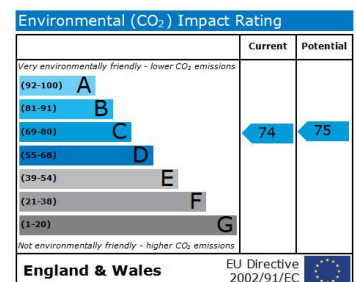
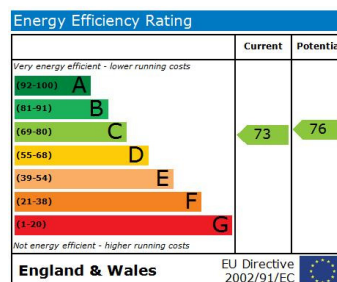
The rear has a landscaped garden which is mainly laid to lawn with generous 'Indian Stone' flagged patio. Hard standing for timber shed (if required). Flood-lighting over. Easy pedestrian flagged, gated access from one side to the front. Outside water tap. Well stocked flower and shrub borders. Further 'Indian Stone' flagged patio leading up towards the head of the garden with a slightly raised circular 'Indian Stone' patio that enjoys the majority of the all-day to late evening sun. Boundaries are formed by timber fencing. Well stocked flower and shrub borders.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. Proceed through the traffic lights and then turn 1st left onto 'Briarswood'. Turn left onto 'Brocks Croft Gardens' and continue down to where the property can be clearly identified via our 'Priory Property Services Board' on the left hand side.

VIEWING

Is strictly by appointment via the agent.



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.