



## 56 Bluebell Close, Biddulph, Stoke-On-Trent, ST8 6TJ

£175,000

- Two Bedroom Semi Detached Home
- Spacious Breakfast Kitchen Leading Onto Rear Garden
- Driveway Leading To Detached Garage
- Easy Access To Biddulph Town Centre And Local Amenities
- Two Double Bedrooms With Built-In Wardrobes
- Well Suited To Downsizers Or First-Time Buyers
- Spacious Lounge Diner
- Generous Plot With Good Sized Rear Gardens

# 56 Bluebell Close, Stoke-On-Trent ST8 6TJ

A well presented two-bedroom semi detached home, ideally positioned on the edge of a popular residential development, offering easy access to Biddulph Town Centre and local amenities.



Council Tax Band: B



The accommodation briefly comprises an entrance hallway, a spacious lounge diner, and a breakfast kitchen with access out onto the rear garden.

To the first floor, there are two double bedrooms, both benefitting from built-in wardrobes, along with a family bathroom.

Externally, the property sits on a generous plot, with good sized rear gardens, a real standout feature of the home. To the front, there is a driveway leading to a detached garage, positioned just offset from the property.

This property would be particularly well suited to those looking to downsize, as well as first-time buyers seeking a comfortable and well-located home.

### **Entrance Hall**

Having a privacy double glaze front entrance door. Radiator, stairs to 1st floor landing.

### **Lounge**

11'9" reducing to 8'9" x 16'9"

Having a UPVC to glazed window to the front aspect. Radiators, feature fireplace with electric log burning effect fire

### **Kitchen**

11'8" x 7'10"

Range of white wall mounted cupboard and base units with fitted worksurface over with incorporating breakfast bar. Inset composite sink unit with mix tap over, built-in electric double oven with grill, gas hob with extractor fan over.

Space fridge freezer, plumbing for washing machine and space for tumble dryer. Radiator, laminate flooring. Double glazed window and rear entrance door.

### **First First Floor Landing**

Having access to loft space. Partially boarded.

### **Bedroom One**

11'9" x 9'8" maximum plus wardrobes

UPVC double glazed window with partial views on the horizon. Built in double wardrobe with shelving over, radiator.

### **Bedroom Two**

6'9" x 10'9" plus wardrobes

Having two individual built in storage cupboard/wardrobes. UPVC double window to the aspect overlooking the gardens, the radiator.

### **Bathroom**

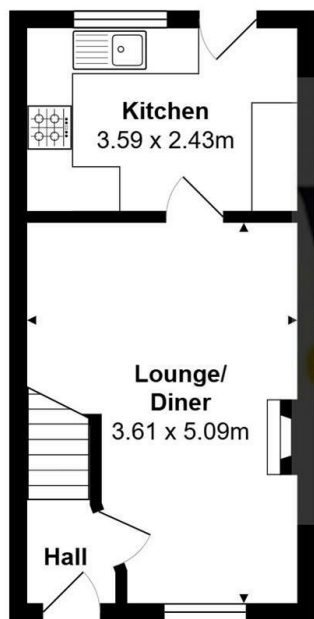
### **Externally**

The property has a front and rear gardens and a separate single garage with metal up and over door and driveway providing off road parking

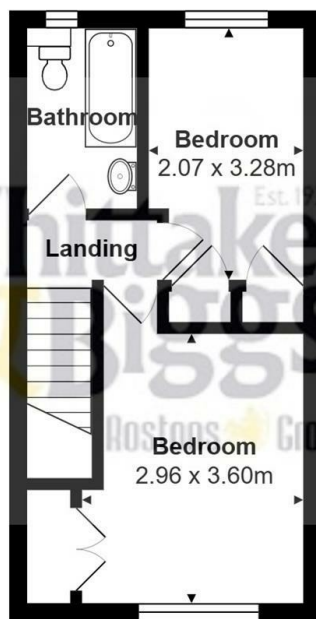
Good size corner having lawn gardens to the front and rear with the rear garden enjoying a good degree of privacy. Also having a paved patio with steps onto the lawn area which feature borders.



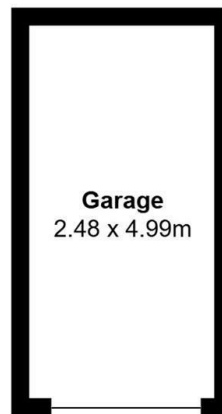




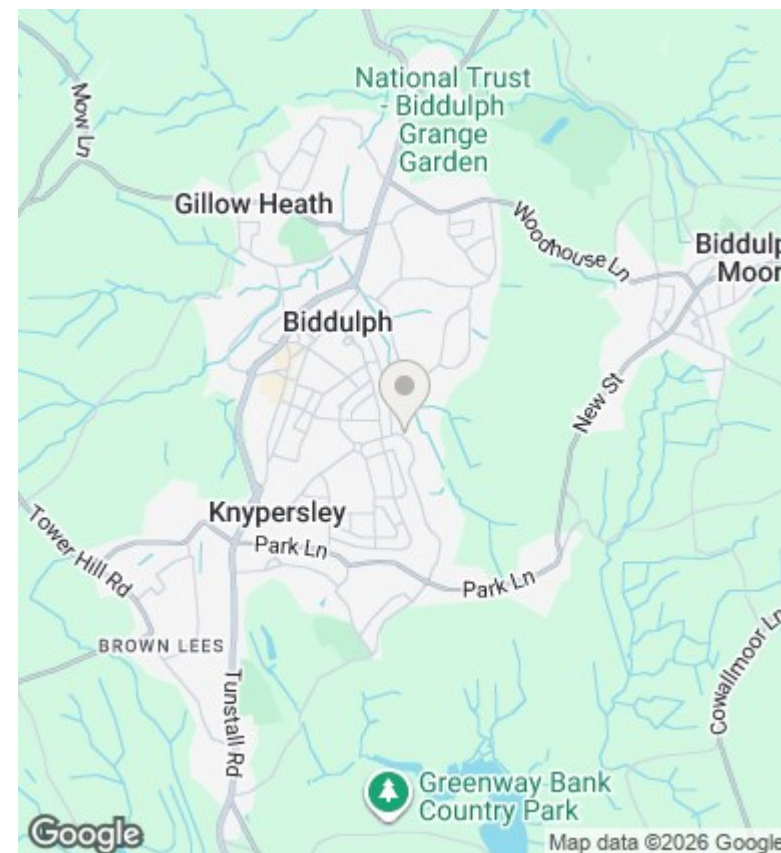
**Ground Floor**



**First Floor**



**Total Area: 68.6 m<sup>2</sup>**  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



### Directions

### Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

### Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	