



41 John Street, Biddulph, ST8 6BB

£135,000

- End Terrace Close to Biddulph Town Centre
- Rear Vestibule
- Rear Outlook Over Adjacent Playing Fields
- Walking Distance To The High Street And Amenities
- Two Reception Rooms
- Ground Floor Bathroom
- Rising View Toward Biddulph Moor
- Galley Kitchen
- Three First-Floor Bedrooms
- Side Area Reportedly Used For Parking (unofficial)

41 John Street, Biddulph ST8 6BB

****UNEXPECTEDLY BACK ON THE MARKET**** Three-Bedroom End Terrace Close to Biddulph Town Centre

This three-bedroom end terrace offers well-proportioned accommodation and is ideally located within easy walking distance of Biddulph Town Centre, providing convenient access to the high street, shops, and local amenities.



Council Tax Band: A



The ground floor includes two reception rooms, offering flexible living and dining space. To the rear of the property, you'll find a galley-style kitchen, a rear vestibule, and a ground floor bathroom.

The first floor provides three bedrooms, with the rear-facing rooms benefiting from an outward view over the adjacent playing fields and a rising view towards Biddulph Moor.

Externally, the property is positioned close to the town centre and its facilities. The vendor informs us that an area to the side of the property is used for parking, although this is not an official or formal arrangement.

To the rear there is an enclosed rear garden laid to paving with a walled boundary.

Lounge

12'6" x 11'1" extending to 13'6" into bay

Radiator, original coved ceiling, UPVC double glazed walk-in in bay window to the front aspect. UPVC double glazed front entrance store with decorative stained glass panel. Electric fireplace.

Dining Room

12'5" plus under stairs x 11'4" extending to 13'3"

Having a previous double glazed bay window to the rear aspect. Radiator, coving to ceiling. Stairs off to first floor landing. Under stairs/cupboard.

Kitchen

9'10" x 6'10"

Having a range of wall mounted cupboard and base units with fitted wood effect worksurface over and incorporating a single drainer stainless steel unit with mixer tap over. Space for electric cooker, wall mounted gas central heating combination boiler, space with refrigerator freezer. Radiator, double glazed obscure window to the side aspect. Plumbing for washing machine.

Vestibule

Having a UPVC double glazed side entrance door to the rear yard and garden with obscured glazed panelling, UPVC clad walls.

Bathroom

5'4" x 6'9"

A white suite comprising of panelled bath with shower over, pedestal wash hand basin and low-level WC. UPVC double glazed obscure window to the side aspect, UPVC Cladded walls.

First Floor Landing

Radiator

Bedroom One

12'7" x 11'3"

Having a UPVC double glazed window to the front aspect, radiator.

Bedroom Two

11'4" x 9'5"

Having a double glazed window to the front aspect, radiator. Store cupboard

with access to loft space. Partial views on the horizon over the adjacent playing fields.

Bedroom Three

9'10" x 6'10"

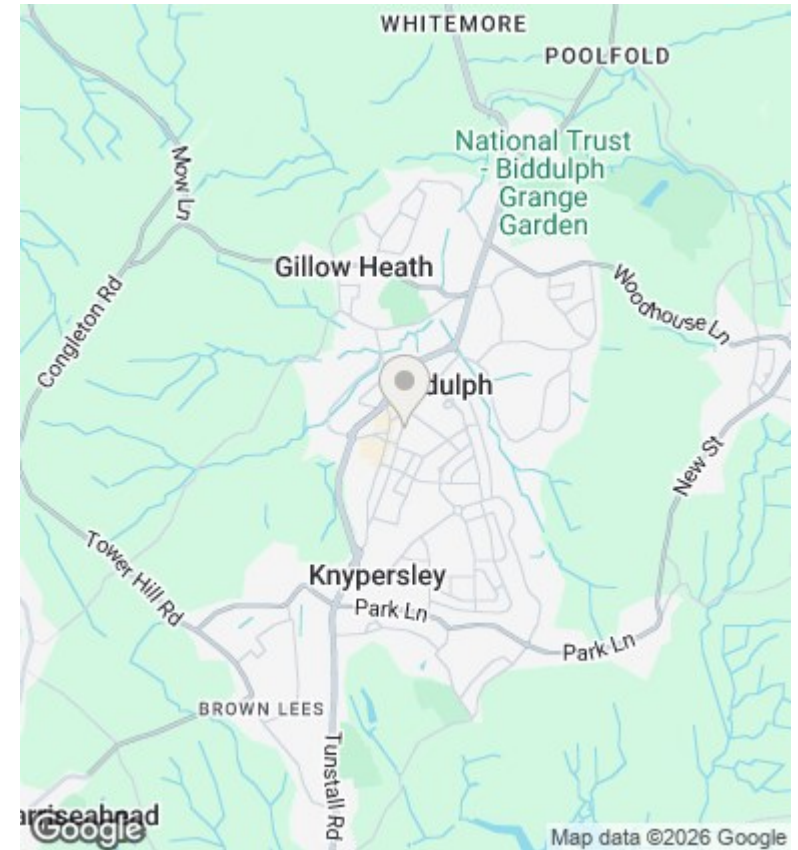
Having a UPVC double glazed window to the rear aspect with views over adjacent playing fields and partial views over Biddulph Moor. Radiator.

Externally

To the rear aspect there is a fully enclosed the yard laid to paving being of those Christmas low maintenance.







Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	