



112 John Street, Biddulph, Stoke-On-Trent, ST8 6HW

Guide Price £185,000

- Three-Bedroom Detached House
- Close To Local Schools And Amenities Of Biddulph
- Three Well-Proportioned Bedrooms
- No Upward Chain
- Driveway To The Side Offering Off-Road Parking
- Good Sized Lounge With Feature Fireplace
- Family Bathroom
- Ideal For Families Or First-Time Buyers
- Generous Sized Modern Open Plan Dining Kitchen
- Well-Presented Front And Rear Gardens

112 John Street, Stoke-On-Trent ST8 6HW

Situated on the popular John Street in Biddulph, close to a range of local amenities and everyday conveniences, this well-presented detached three-bedroom house offers spacious and versatile accommodation together with front and rear gardens and the particularly valuable benefit of off-road parking.



Council Tax Band: C



A good-sized entrance hallway provides a welcoming first impression, with the added benefit of a recessed space for coats and shoes and under stairs storage.

To the front of the property there is a good sized lounge with feature fireplace and a large window which floods the room with natural light, creating a bright and comfortable living space.

The generous dining kitchen makes an ideal space for everyday family life and entertaining with patio doors leading into the rear garden.

To the first floor there are three well-proportioned bedrooms, providing flexibility for families, guests or those working from home, along with a generous family bathroom.

Externally, the property benefits from front and rear gardens, providing areas for outdoor seating, gardening and relaxation. To the side, a private driveway provides useful off-road parking. This is a real advantage on John Street, where many properties do not benefit from their own driveway.

Ideal for families the property combines well-proportioned accommodation, useful outside space and off-road parking, all in a convenient Biddulph location close to local amenities and schools.

This property is offered for sale with no upward chain.

Entrance Hall

UPVC front entrance door with obscure glaze panels, under stairs storage and recess ideal for cloaks, stairs off to first floor landing, radiator.

Living Room

14'6" x 12'7"

UPVC double glazed window to the front aspect, feature electric fireplace with hearth, mantle and surround, 2 x wall light points, radiator.

Open Plan Dining Kitchen

19'5" x 15'1"

White gloss built in cupboards and base units with wooden fitted worksurface over, integral Hisense oven with induction hob over, extractor fan, one and a half bowl stainless steel sink with mixer tap over, room for washing machine, room for fridge freezer, UPVC double glazed window overlooking the rear aspect.

Dining Area

UPVC double glazed window to the side aspect, UPVC patio doors opening onto the rear garden, built in cupboard storage, alcove storage with sliding door housing Worcester boiler, recessed inset lighting to ceiling.

First Floor Landing

Turn flight stairs, having access to all three bedrooms and family bathroom, and access to loft space.

Bedroom One

10' x 10'

UPVC double glazed window overlooking the rear aspect, coving to ceiling, radiator.

Bedroom Two

10'0" x 10'0"

UPVC double glazed window overlooking the rear aspect, coving to ceiling, radiator.

Bedroom Three

10'2" x 8'11"

UPVC double glazed window overlooking the front aspect, radiator.

Family Bathroom

10'0" x 5'4"

Having a three piece suite including WC, wash hand basin with stainless steel mixer tap over, and bath. Bath having detachable stainless steel showerhead over. UPVC double glazed window with obscure glass panel overlooking the front aspect, built-in storage cupboard with shelving, radiator.

Externally

To the front is a neatly enclosed lawned garden, bordered by established hedging and planted borders, with a paved pathway leading to the front entrance.

To the side is a well-proportioned driveway allowing off-road parking.

To the rear, the property enjoys a good-sized enclosed garden incorporating a paved patio adjoining the house, ideal for outdoor seating and entertaining, together with a lawned area and established shrubs, hedging and planting. A raised paved terrace with brick-built retaining walls and wrought-iron railings provides an attractive additional seating area. There is also a useful timber shed allowing extra storage or workshop space.





Directions

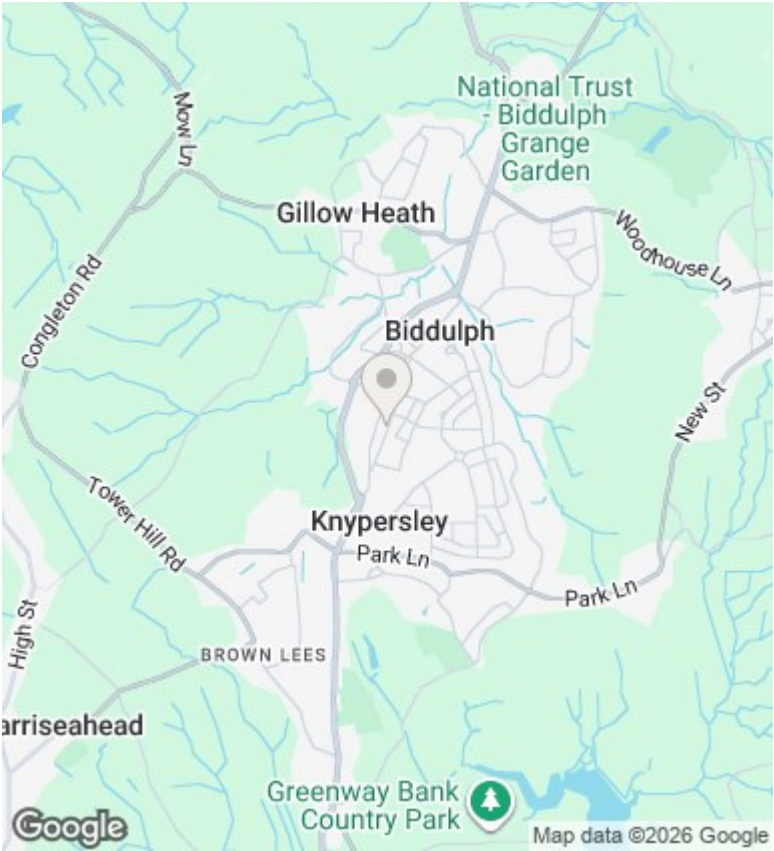
34 High Street, Biddulph, Staffordshire, ST8 6AP
01782 522117

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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