



11 Hawthorn Grove, Biddulph, ST8 6UJ

£1,600 PCM

- A generously sized lounge, separate dining room/family room with an adjoining conservatory
- Four bedrooms
- Private garden and off road parking
- Impressive open-plan dining kitchen
- Two bathrooms

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Whittaker & Biggs are delighted to present this well-appointed detached family home, available to let and situated within the highly sought-after residential area of Biddulph.

The property offers spacious and versatile accommodation throughout, featuring a generously sized lounge and an impressive open-plan dining kitchen. In addition, there is a separate dining room/family room with an adjoining conservatory, creating an ideal space for both everyday living and entertaining. A convenient ground floor cloakroom completes the layout.

To the first floor, the property comprises four double bedrooms, with the principal bedroom benefiting from en-suite facilities. A modern family bathroom, fitted with a white suite, serves the remaining bedrooms. Built-in wardrobes are also provided in the two main bedrooms.



Council Tax Band: D



Entrance Hall

Having a uPVC front entrance door with obscured double-glazed side panels, radiator, coving, and a telephone point, along with an under-stairs storage cupboard. Door providing access to the integral garage, which features a metal up-and-over door, electric lighting, and power supply.

Cloakroom Room

Comprising a low-level WC, wash hand basin with tiled splashback, radiator, and extractor fan.

Lounge

11'4" x 14'7"

Featuring a uPVC double-glazed window to the rear aspect, telephone point, television aerial point, coving, and radiator. There is a feature fireplace with an ornate surround, housing a coal-effect fire set on a marble-effect hearth and inset.

Dining Room / Family Room

8'9" x 11'0"

Comprising a radiator, coving, and double-glazed sliding patio doors providing access to the rear garden.

Conservatory

8'5" x 9'8"

uPVC conservatory with dwarf wall, uPVC French doors opening onto a decked patio area, radiator, two wall light points, and wooden flooring.

Kitchen

9'1" x 5'6"

Comprising a comprehensive range of white wall-mounted and base units with fitted work surfaces over, incorporating a white 1½ bowl sink unit with matching drainer and mixer tap. Integrated appliances include a fridge/freezer, electric double oven, and four-ring gas hob with extractor fan over. There is plumbing for a dishwasher and a uPVC window to the front aspect.

A defined utility area features a single drainer stainless steel sink unit, plumbing for a washing machine, and space for a dryer, along with a side entrance door with obscured glazed panel.

First Floor Landing

Loft access, radiator, airing cupboard housing hot water cylinder with linen storage over.

Bedroom One

11'7" Max x 11'9"

Comprising a uPVC double-glazed window to the front aspect, radiator, and built-in triple wardrobes, along with coving and a feature alcove with lighting and a TV point.

En-Suite

Comprising a uPVC double-glazed window with obscured glass to the front aspect, radiator, low-level WC, and wash hand basin set within a vanity unit with splashback tiling. There is a fully enclosed shower cubicle with electric shower, along with an extractor fan, shaver socket, and recessed lighting.

Bedroom Two

12'8" x 8'6"

Comprising a uPVC double-glazed window to the front aspect, radiator, and coving to the ceiling, along with a built-in wardrobe with sliding doors.

Bedroom Three

8'6" x 11'7"

Comprising a uPVC double-glazed window to the rear aspect, radiator, and a feature alcove with lighting and a TV point.

Bedroom Four

8'3" x 12'5"

Comprising a uPVC double-glazed window to the rear aspect and a radiator.

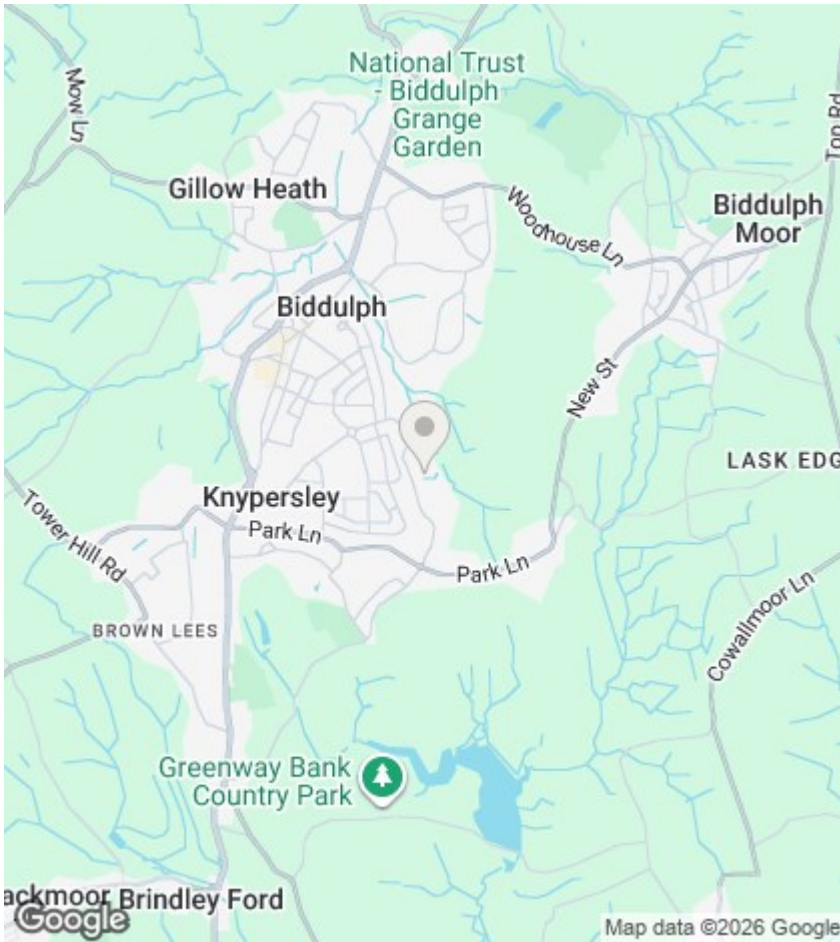
Bathroom

Comprising a modern white three-piece bathroom suite, including a low-level WC, pedestal wash hand basin, and panelled bath with mixer shower attachment over. The walls are part-tiled, and there is a uPVC double-glazed window with obscured glass to the side aspect, together with an extractor fan.

Externally

Rear Garden

Fully enclosed rear garden with fenced boundaries, offering a good degree of privacy. The garden comprises a timber-decked patio leading to a lawned area, along with a defined gravelled section providing an ideal BBQ space. Side access is available to both elevations.



Directions

DIRECTIONS From our office on High Street, head in the direction of Knypersley, at the traffic lights turn left into Park Lane, taking the second turning after approximately 1/2 mile into St Davids Way, Hawthorn Grove can be found after the fifth turning on the right, where number 11 can be identified on the left hand side by our TO LET board.

Viewings

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

EPC Rating:

D

