



## 193 John Street, Biddulph, Stoke-On-Trent, ST8 6HP

£179,000

- Three Bedroom Mid-Terraced Home
- Two Reception Rooms Providing Generous Living Space
- Enclosed Rear Garden
- Ideal For Families And First-Time Buyers
- Large Family Bathroom
- Extensive Parking To The Rear
- Close To Biddulph Town And Amenities
- Separate WC To First Floor

# 193 John Street, Stoke-On-Trent ST8 6HP

This beautifully presented three-bedroom mid-terraced home offers deceptively spacious accommodation, making it an ideal choice for families and first-time buyers. Perfectly positioned within close proximity to Biddulph town centre and its amenities, the property provides generous living space throughout.



Council Tax Band: B



The ground floor features a welcoming living/dining room complete with a charming multi-fuel log burner, creating a warm and inviting focal point.

A second reception room adds valuable versatility, offering the flexibility to be used as a playroom, home office, snug, or formal dining space.

The well-appointed kitchen and a large family bathroom are located to the rear of the property.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a particularly spacious master bedroom, along with a separate WC for added convenience.

Externally, there is a small courtyard extending to the enclosed rear garden which is mainly laid to lawn with a paved patio area, ideal for outdoor dining or relaxation. Additionally, the property benefits from extensive parking to the rear.

### **Living/ Dining Room**

25'3" x 14'4"

Having UPVC front door with obscured glass panel, feature arched window, multi fuel log burner, dual aspect double glazed UPVC windows to front and rear elevation, under stairs store cupboard, stairs to first floor landing, 2 x radiator.

### **Family Room**

14'0" x 6'7"

Double glazed UPVC window to side aspect, herringbone effect flooring, UPVC door to side with obscured glazed panel, recessed downlights, radiator.

### **Kitchen**

12'11" x 8'5"

Shaker style cupboards and base units with fitted wood effect worksurface over, induction hob with extractor fan over, stainless steel sink with mixer tap over, double glazed UPVC window to side aspect, integral fridge freezer, integral wine fridge, room for washing machine and tumble dryer, integral, wood effect flooring.

### **Bathroom**

Having obscured UPVC double glazed window to side aspect, wash hand basin having built in vanity storage underneath with stainless steel waterfall mixer tap over, bath having glass shower screen and stainless steel rainfall shower over and detachable shower head, radiator.

### **First Floor Landing**

Having built in alcove store cupboard.

### **Bedroom One**

14'4" x 11'8"

UPVC double glazed window to front elevation, radiator.

### **W/C**

WC, wash hand basin and radiator.

### **Bedroom Three**

9'1" x 7'1"

UPVC double glazed window to rear elevation, radiator.

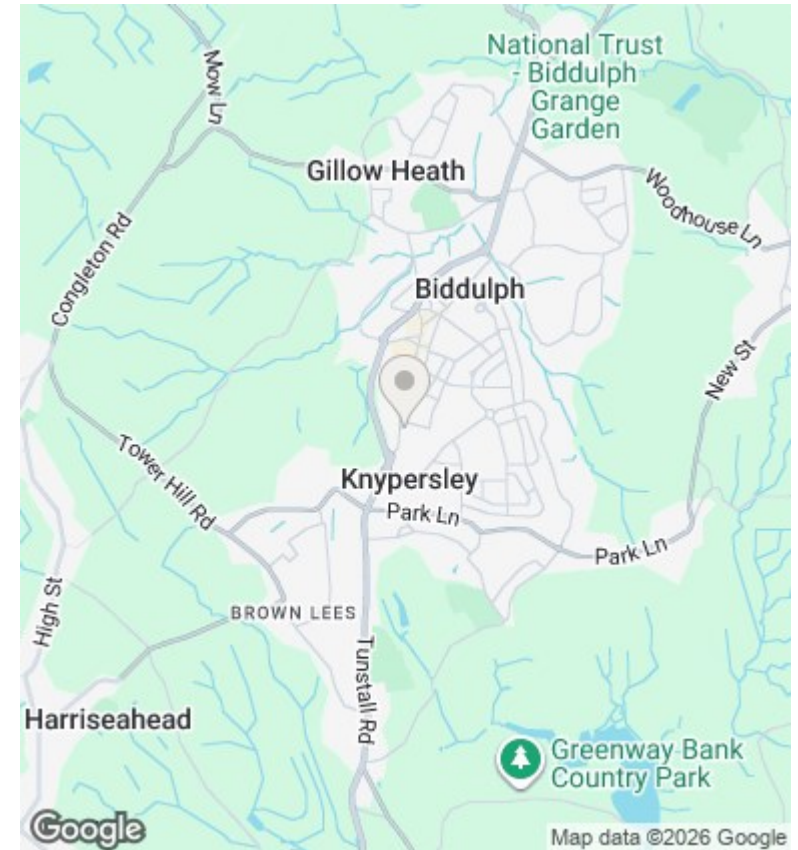
### **Bedroom Two**

14'2" x 6'9"

UPVC double glazed window to side aspect and radiator.







## 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		89
(69-80)	C		
(55-68)	D	65	
(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	