



16 Albert Street, Biddulph, Stoke-On-Trent, Staffordshire, ST8 6DU

£820 Per Month

- Two bedroom end-terrace offering spacious and contemporary accommodation
- Open Plan Lounge/ Dining Room and fitted kitchen with walk in pantry/storage area
- Family Bathroom with vanity storage, WC and bath with integrated shower
- Private enclosed rear garden

16 Albert Street, Stoke-On-Trent ST8 6DU

This two-bedroom end-terrace property offers spacious and contemporary accommodation throughout. The ground floor features an open-plan lounge and dining area with a feature chimney breast, creating an ideal space for both relaxing and entertaining. The modern kitchen is fitted with on-trend units and benefits from a useful walk-in pantry/storage area.

To the first floor are two generously sized double bedrooms and a family bathroom overlooking the rear aspect, complete with vanity storage, WC, and a bath with integrated shower. Externally, the property boasts an enclosed rear garden with both paved and lawned areas, conveniently accessed via a side door from the kitchen.

Situated on Albert Street in Biddulph, the property enjoys a convenient residential setting close to local amenities, schools, and transport links, with easy access to nearby towns and surrounding countryside.



Council Tax Band: B



Entrance Hallway

Staircase access leading to the first floor.

Open Plan Lounge/ Diner

26'8" x 10'11"

An adjoining dining room accessed via an arched opening. A bay-fronted window, chimney breast feature wall with a fireplace surround and marble-effect finish. Benefitting from three radiators.

Kitchen

11'0" x 7'10"

Stylish contemporary kitchen fitted with on-trend wall and base units, incorporating a one-and-a-half bowl sink with drainer and space for a freestanding cooker. The kitchen also benefits from a useful walk-in pantry with shelving and provides direct access to the rear garden via a side door.

Bathroom

11'2" x 8'0"

Fitted with a wash hand basin incorporating a mixer tap and vanity storage unit, alongside a bath with integrated shower and glass shower screen. A rear-facing window overlooks the garden, providing natural light to the room.

Bedroom One

14'5" x 7'11"

Dual windows to the front aspect, a feature chimney breast, and radiator.

Bedroom Two

12'2" x 11'2"

Window overlooking the rear aspect and benefitting from a radiator.

Externally

Enjoying a paved seating area leading directly from the kitchen, with an elevated lawned garden to the rear. The property also benefits from an external storage outbuilding, while mature hedging to the side and rear boundaries provides an added degree of privacy.





Viewings

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

EPC Rating:

D

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