



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

£165,000

- Three Bedroom Semi Detached
- Downstairs Shower Room
- No Upward Chain
- Two Reception Rooms
- Enclosed Rear Garden
- Early Viewing is Highly Recommended
- Modern Kitchen
- Close To Biddulph Town Centre

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

A fantastic opportunity to acquire this traditional three bedroom semi detached home, ideally positioned within convenient reach of Biddulph Town Centre and its excellent range of local amenities.



Council Tax Band: A



This well proportioned property offers deceptively spacious accommodation throughout, making it an ideal purchase for first time buyers, investors, or those looking to step onto the property ladder with a home they can move straight into.

Internally, the ground floor comprises two generous reception rooms, providing flexible living and dining space, alongside a well appointed kitchen fitted with shaker style units. To the rear, a vestibule which leads through to a stylish and contemporary ground floor shower room, finished with modern fittings.

To the first floor, the property boasts three bedrooms, all of a good size, offering comfortable accommodation for families, home working, or guest use.

Externally, the property benefits from an enclosed rear garden arranged over multiple sections. Immediately to the rear is a low maintenance paved yard area. Beyond this, an additional garden space provides further scope, featuring raised beds and a decked seating area, perfect for relaxing or entertaining during the warmer months. The garden offers a practical yet versatile outdoor environment with scope for further enhancement.

Further benefits include no upper chain and is offered at an attractive price

point that positions this home as a compelling option within the local market.

A characterful home with modern upgrades, offering excellent potential, early viewing is highly recommended.

### **Lounge**

12'10" x 11'3"

Having a UPVC double glaze window to the front aspect, radiator, feature timber fire surround with marble effect inset and matching hearth. Timber part glazed front entrance door. Cupboard housing electricity meter.

### **Dining Room**

12'3" x 9'10"

Having a UPVC double glazed window to the rear aspect, radiator, overhead storage and under stair store cupboard with shelving. Stairs off to 1st floor landing.

### **Kitchen**

11'8" x 7'1"

Having a range of shaker style wall mounted cupboard & base units with fitted worksurface over incorporating a one and a half bowl composite sink unit with mixer tap over. Integral electric combination oven and grill with separate ceramic hob over and stainless steel chimney style extractor fan. Plumbing for washing machine space for for a freezer. Radiator, splashback tiling, marble effect high gloss tiled floor, UPVC double glazed window to the side aspect. Gas central heating boiler.

### **Shower Room**

7'0" x 5'5"

Having a UPVC double glazed obscure window to the side aspect fully enclosed cubicle with Perspex shower screening. Double width walk in shower cubicle with twin thermostatically controlled shower having fixed rainfall showerhead and detachable shower. Wash hand basin set in vanity storage unit, WC and chrome heated towel radiator. Continuous marble effect high gloss tiled flooring. Recessed LED lighting to ceiling.

### **First Floor Landing**

Having access to loft space inner landing having recess LED lighting, radiator.

### **Bedroom One**

12'10" x 10'11"

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

### **Bedroom Two**

12'5" x 6'7"

Having a UPVC double glazed window to the rear aspect overlooking the rear garden. Radiator.

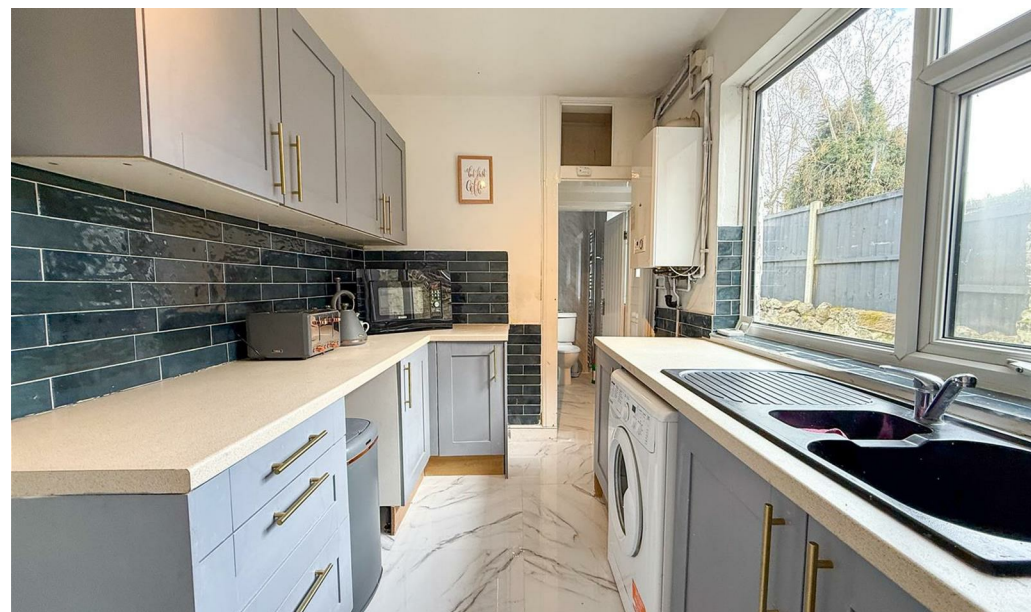
### **Bedroom Three**

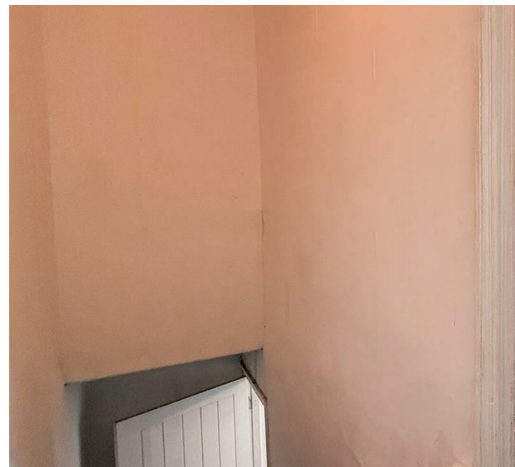
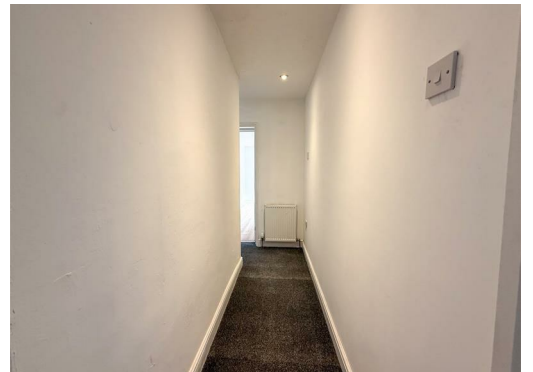
15'6" x 6'8"

Upvc double glazed window to the side aspect, radiator, laminate flooring.

### **Externally**

Fore courted frontage with gated access and side access to the rear garden having an enclosed yard leading up to a further deck patio area enjoying a good degree of privacy.





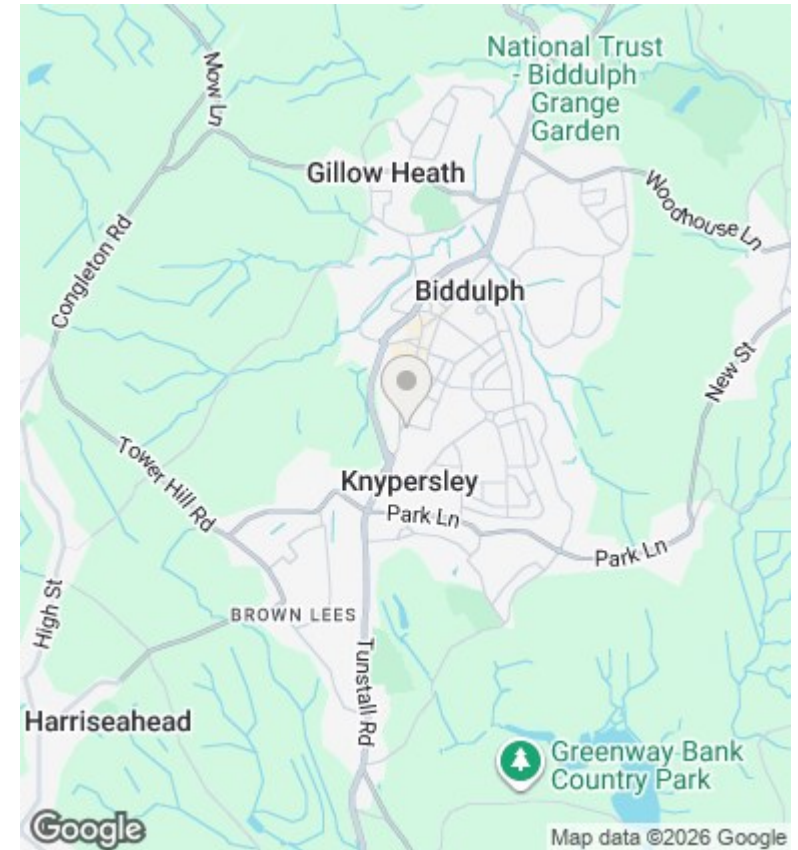
## Directions

## Viewings

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

## Council Tax Band

A



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