



## 64 Mayfield Road, Biddulph, ST8 7BX

£110,000

- Double Fronted Mid-Terrace
- Extensive Driveway Offering Parking In Abundance
- Cash Buy Only
- Four Good Sized Bedrooms
- Large Rear Garden
- Schindler Constructed Property
- Spacious Lounge/Diner
- Close To Local Amenities And Schools
- No Upward Chain

# 64 Mayfield Road, Biddulph ST8 7BX

This delightful double-fronted mid-terraced Schindler constructed property presents an excellent opportunity for those seeking a spacious family home. The property boasts four well-proportioned bedrooms with newly refreshed decor, making it ideal for the investment market or those with cash seeking a family sized property.



Council Tax Band: A



Upon entering, you are welcomed into a spacious lounge/diner, perfect for entertaining or enjoying family meals. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively. The property also features a well-appointed bathroom, catering to the needs of a busy household.

One of the standout features of this home is the extensive driveway, providing ample off-road parking for multiple vehicles, a rare find in many urban settings. The large rear garden offers a private outdoor space, ideal for children to play, gardening enthusiasts, or simply enjoying the fresh air during the warmer months.

Situated close to the local amenities of Biddulph, residents will benefit from easy access to shops, cafes, and essential services. Additionally, the proximity to local schools makes this property particularly appealing for families looking to settle in a community-oriented area.

This Schindler construction property is a cash purchase, however you are advised to make their own enquiries regarding the financing of this property. Offered for sale with no upward chain.

### **Entrance Hall**

5'10" x 5'0"

UPVC door with obscured glass panels, radiator, stairs off to first floor.

### **Inner Hallway**

Under stairs alcove storage

### **Lounge/ Diner**

15'9" maximum x 17'10" maximum

UPVC double glazed window to front, 2 x radiators, electric flame effect fire, aluminum sliding door leading through to conservatory.

### **Conservatory**

7'10" x 7'10"

Timber structure, aluminium sliding door leading to rear garden.

### **Kitchen**

8'5" x 9'1"

Cupboards and base units with fitted work surface over, integral oven with Beko gas hob over, extractor fan over, tiled splash back, grey wood effect laminate flooring, UPVC double glazed window to rear aspect, inset sink with stainless steel mixer tap over, cupboard housing Glow worm combi boiler, radiator.

### **Ground Floor W/C**

Tiles to walls, wood effect laminate flooring, UPVC obscured window to rear, W/C

### **Vestibule**

13'3" x 4'0"

Entry from front of property leading to the rear, wood effect laminate flooring.

### **First Floor Landing**

### **Bedroom Three**

8'0" x 8'7"

UPVC double glazed window to rear, radiator.

### **Bathroom**

5'6" x 9'2"

Wash hand basin with vanity storage, WC, bath with electric showerhead over, 2 x UPVC double glazed obscured windows to rear aspect.

### **Bedroom Four**

9'3" x 6'7" (9'4" into alcove)

Alcove storage, UPVC double glazed window to front aspect, radiator.

### **Bedroom One**

14'1" x 9'6"

UPVC double glazed window to front aspect, radiator.

### **Bedroom Two**

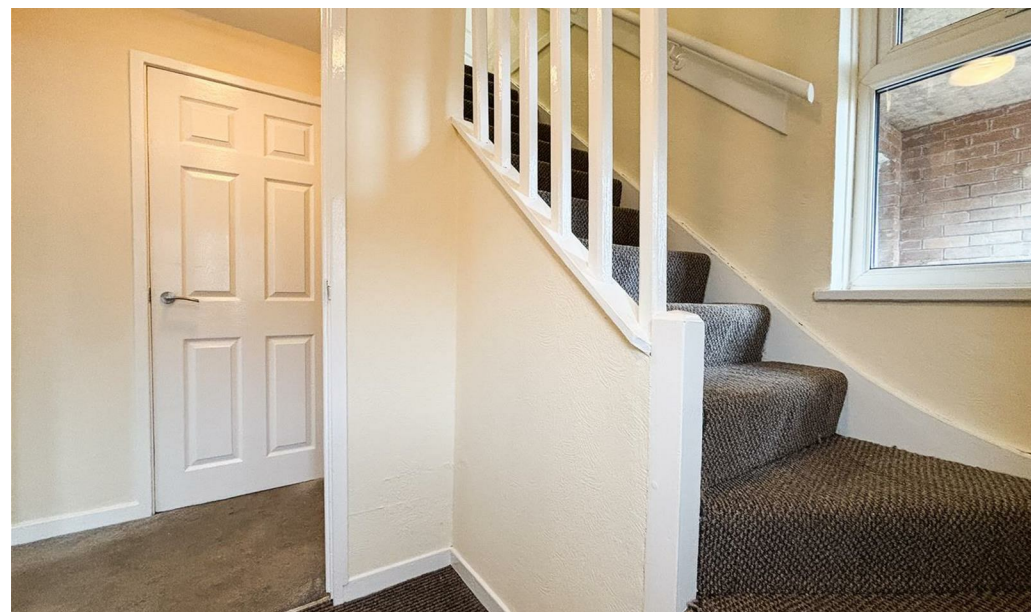
14'2" x 8'0"

UPVC double glazed window overlooking rear aspect, radiator.

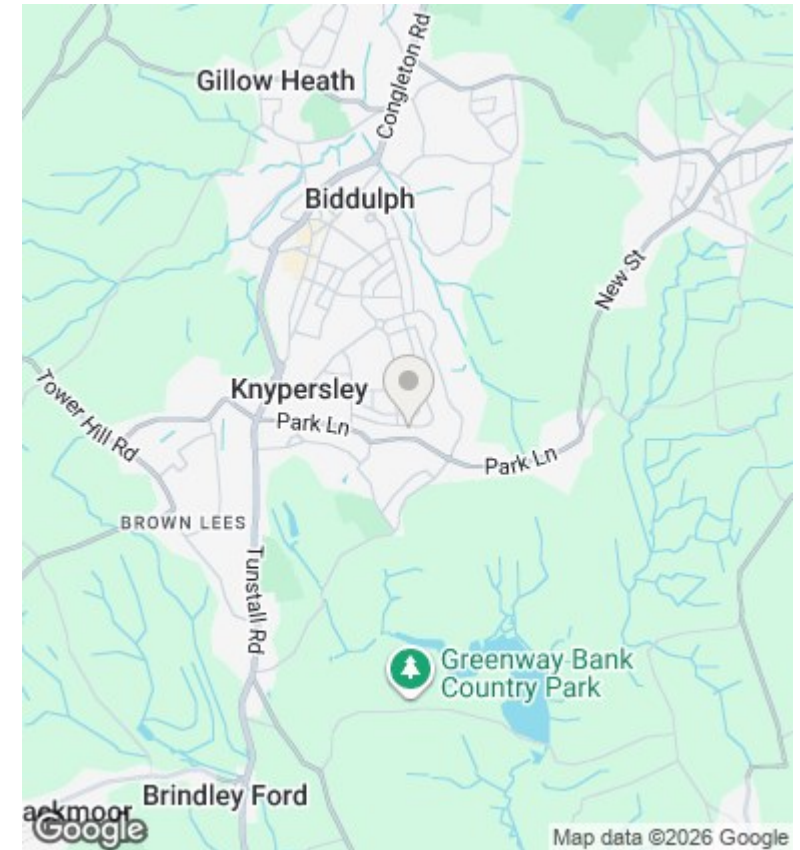
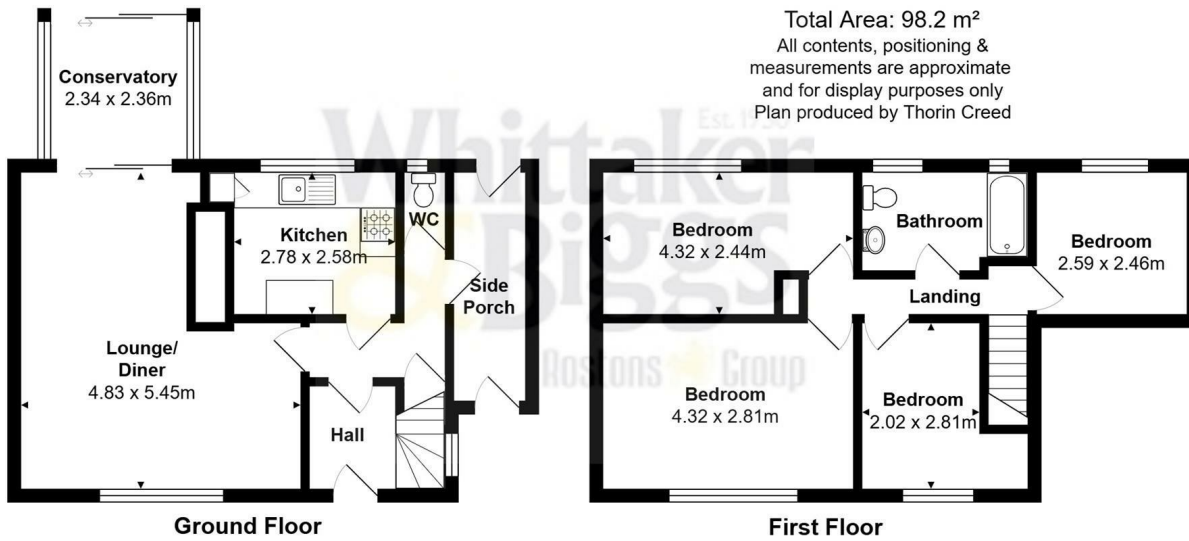
### **Externally**

Paved patio and gravelled area to the rear.

Tarmac driveway and gravel to the front.







## 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>		<b>73</b>
(55-68) <b>D</b>	<b>65</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	