



11 CAMBRIDGE CLOSE, BIDDULPH, STOKE-ON-TRENT, ST8
6UB

£210,000



STEPHENSON BROWNE

Offered for sale with NO ONWARD CHAIN!

Where to start with this well present three bedroom semi-detached home. Located in a popular, quiet residential area situated at the bottom of the cul-de-sac you have the scenic Biddulph Valley Way walk and Sandhole Playing fields on your doorstep as well as Biddulph Grange only 2 miles away. The other huge benefits of this property's location are being within walking distance to Biddulph Town Centre offering a variety of amenities for your day to day needs, including Biddulph Leisure Centre and good schools close by.

Internally the property enjoys a fully fitted 'U' shape kitchen with built in appliances and additional space and plumbing to fit white goods, through from the Kitchen you will find the spacious and bright living/dining area featuring a wall fitted electric fire and sliding patio doors that lead out onto the rear garden. The first floor has recently been fitted with new carpets and offers three bedrooms and a main modern three-piece suite bathroom.

A brilliant sized plot, to the front of the property is a tarmac'd driveway with parking available for two vehicles which leads up to the detached single garage. A well maintained laid to lawn area is to either side of the drive with a paved patio leading up to the front door with side access available into the rear garden. To the rear is a paved patio and decked area perfect for outdoor seating which leads onto a tiered laid to lawn garden surrounded by mature bushes and trees.

An early viewing is highly recommended to appreciate what this lovely property has to offer!



Kitchen

14'2" x 9'0" max
Fitted 'U' shape wooden kitchen comprising wooden wall and base units with granite effect work surface over, inset stainless steel sink with single drainer and mixer tap, built in electric oven with four ring gas hob and extractor over, ample plug sockets, space and plumbing for a washer, dryer, fridge and freezer, laminate wood effect flooring, two ceiling light fitting, central heating radiator, alarm security system, UPVC double glazed window to the front elevation and front entrance door, access into under stair storage and Living/Dining Room, stair access to first floor accommodation.

Living / Dining Room

14'1" x 12'4"
UPVC double glazed window and sliding patio door to the rear elevation, laminate wood effect flooring, ceiling light fitting, central heating radiator, wall fitted electric fire, fitted wall TV bracket, ample power points.

Landing

Access into all first floor accommodation, carpet flooring, ceiling light fitting, central heating radiator, power points.

Bedroom One

11'5" x 8'2"
UPVC double glazed window to the rear elevation, carpet flooring, ceiling light fitting, central heating radiator, wall fitted TV bracket, power points.

Bedroom Two

10'3" x 7'7"
UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, power points, wall fitted tv bracket, loft access (Loft is fully boarded, insulated and houses the boiler)

Bedroom Three

7'6" x 6'4" max
UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, power point, access into built in storage.

Bathroom

6'3" x 5'8"
Three piece white suite with low level WC, hand wash basin with mixer tap, panel bath with a wall mounted shower and a glass screen, wall mounted heated towel radiator, vinyl tile effect flooring, ceiling light fitting, UPVC double glazed opaque window to the rear elevation.

Detached Garage

Up and over garage door, includes power and lighting.



Externally

The front of the property benefits a tarmac'd driveway providing space for two vehicles which leads up to the detached single garage. To either side of the drive is a well maintained laid to lawn area and pathway leading up to the front door. The rear garden houses a paved patio area, great for outdoor seating in the summer months and a tiered laid to lawn area surrounded by mature bushes and trees. Access is provided down the side of the property into the rear garden.

Tenure

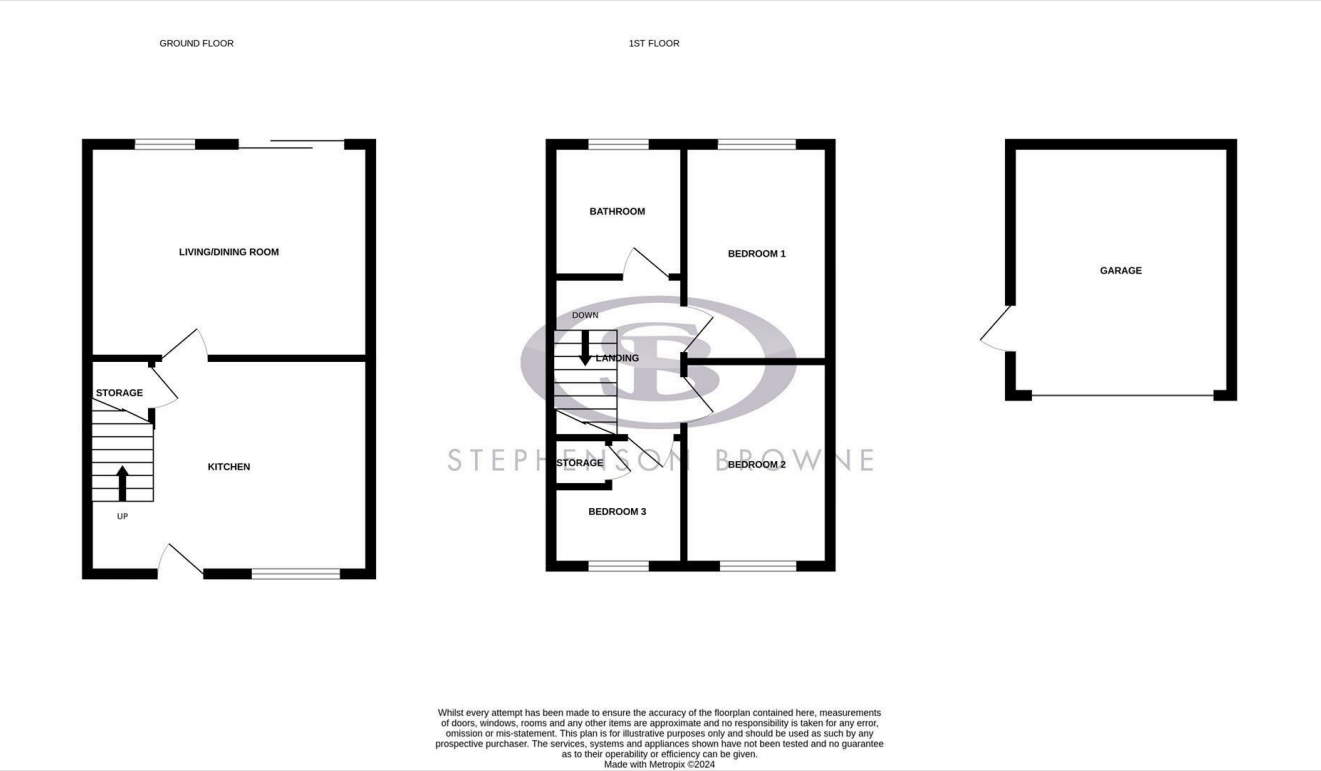
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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