



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**113 Woodhouse Lane, Biddulph, ST8 7RN**

**Offers In The Region Of £199,950**

A good sized modern family home located on the popular Woodhouse Lane in Biddulph. This two bedroom property offers excellent accommodation, with living room, dining kitchen and pantry to the ground floor with two bedrooms and bathroom to the first floor. Additionally, this home offers a spacious loft area with Velux windows, ideal for conversion to a third bedroom, subject to obtaining the relevant Planning Permission.

Externally, the property benefits from a front forecourt which provides off road parking. To the rear, there is a flagged patio area with gated side access and a brick outhouse which is currently used as a utility area. This property has been lovingly maintained throughout and would make an excellent family home.



### Situation

Located in a semi rural location, the property is within a short commuting distance to many local market towns such as Leek, Ashbourne and Derby.

What3Words Location Code:

///scorched.united.chops

Accommodation Comprises:

Living Room 14'0" x 12'4" (4.27 x 3.76)



Wooden flooring, double glazed bay window to the front with wooden shutters, log burner set in a brick and stone fireplace, two radiators and ceiling light point.

Dining Kitchen 15'9" x 13'5" (4.82 x 4.11)



With window to the rear aspect, part wooden and part tiled floor, radiator, inset ceiling spot lights, two ceiling light points, rear entrance door with glazed pane and spacious pantry off with quarry tile floor. The kitchen suite offers a range of modern base cupboards and drawers with matching wall mounted units, integrated dish washer, integrated fridge and freezer, beautiful marble work top with inset sink and grooved draining area and inglenook chimney breast with electric stove.



### Pantry

With quarry tile floor and window to the side aspect and wall mounted combination boiler.

### Stairs to First Floor Landing

With window to the side aspect, fitted neutral carpet, radiator. Loft access with lighting and Velux windows.

Master Bedroom 15'9" x 11'0" (4.82 x 3.37)



A good sized room with fully fitted neutral carpet, large awning window to the front aspect, feature original fireplace, radiator, inglenook storage area and ceiling light point.



Bedroom Two 13'3" x 7'8" (4.05 x 2.36)



With fully fitted neutral carpet, awning window to the rear aspect, radiator and ceiling light point.



Bathroom 10'0" x 7'8" (3.06 x 2.35)



The bathroom has vinyl flooring, obscured awning window to the rear aspect, panel bath, enclosed shower cubicle, pedestal wash hand basin, low level lavatory, heated towel rail, part tiled walls, extractor fan and ceiling light point.

#### Outside



To the front of the property there is a front courtyard area. To the rear of the property there is a flagged patio area with brick outhouse and gated side access.

## Outhouse/Utility 9'6" x 6'9" (2.92 x 2.08)



The outhouse benefits from electricity and lighting being connected, space and plumbing for a washing machine and tumble dryer, space for an additional freezer and window to the side aspect.

### Services

We believe the property is connected to mains electricity and drainage, with gas being provided by propane bottles which supply the boiler.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Council Tax and Local Authority

We believe the property is in band B and the local authority is Staffordshire Moorlands District council.

### Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

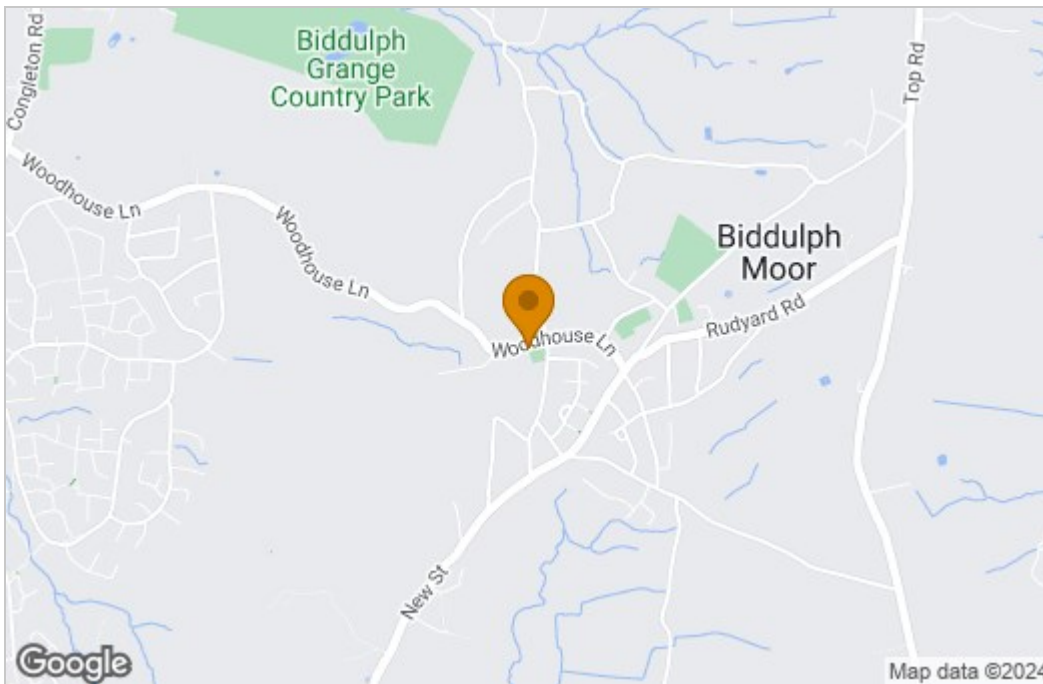
### Measurements

All measurements given are approximate and are 'maximum' measurements.

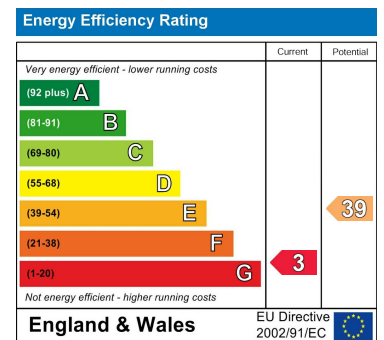
### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>