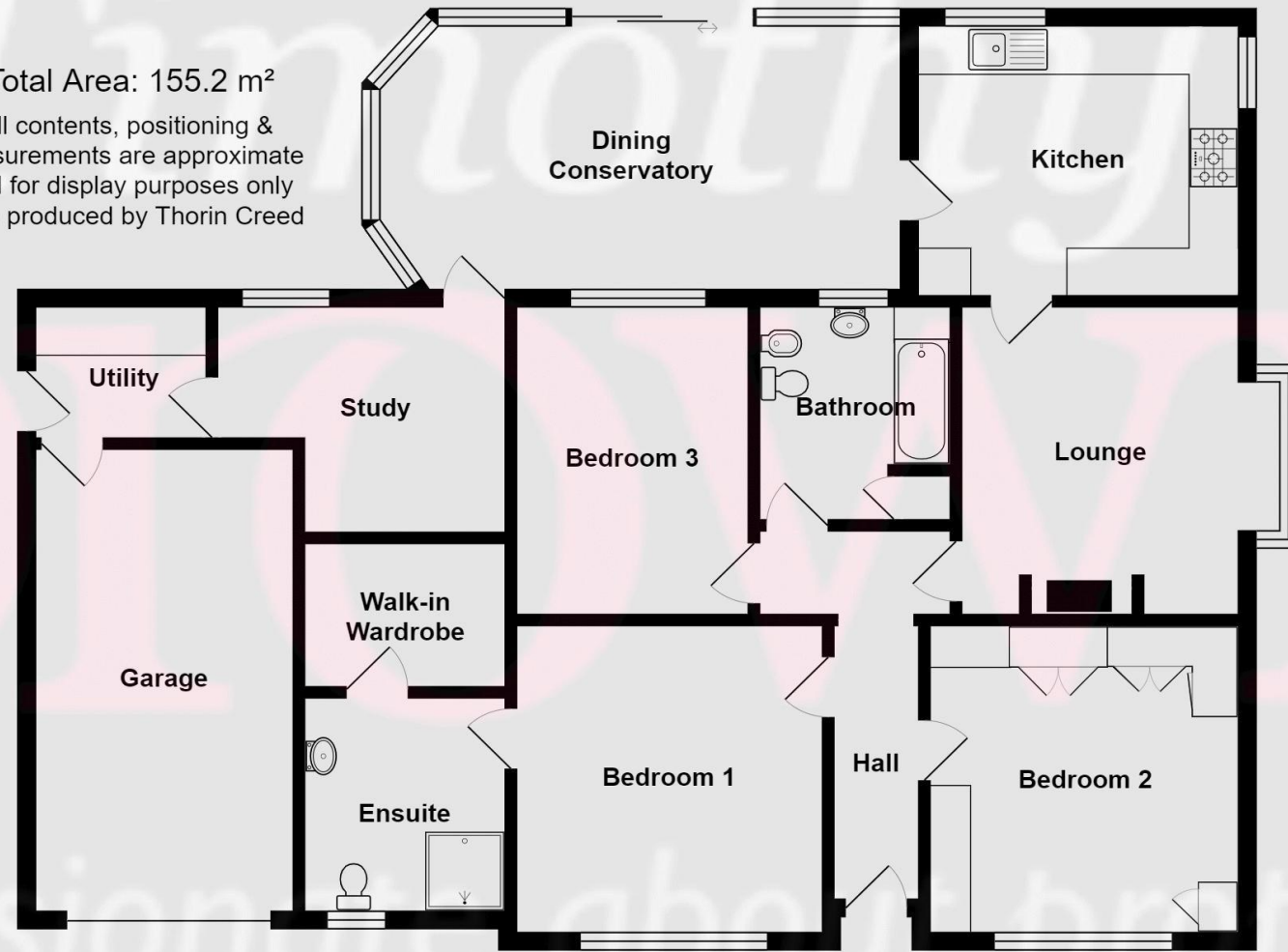


Total Area: 155.2 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR  
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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

## 91 Mow Lane

Gillow Heath, Stoke-On-Trent,  
Staffordshire ST8 6RJ

**Selling Price: £390,000**

- SPACIOUS 3 BEDROOM DETACHED BUNGALOW
- LIVING ROOM. DINING CONSERVATORY WITH VIEWS
- FITTED KITCHEN. STUDY. UTILITY ROOM. BATHROOM
- EN SUITE & DRESSING ROOM TO MASTER BEDROOM
- LARGE PLOT ADJOINING OPEN COUNTRYSIDE
- DRIVEWAY PROVIDING OFF ROAD PARKING & LARGE SINGLE GARAGE
- WELL MAINTAINED GARDENS ADJOINING OPEN COUNTRYSIDE
- GILLOW HEATH VILLAGE LOCALITY CLOSE TO BIDDULPH

## FOR SALE BY PRIVATE TREATY (Subject to contract)

A detached bungalow of good size adjoining open countryside with attractive views. The property is set in a large plot of 0.23 of an acre in a rural sought after location.

The accommodation comprises open porch to hall, with doors to three bedrooms, the master having en-suite wetroom and separate dressing room. The second bedroom has a fully fitted suite and completing the front section is a Victorian style bathroom.

To the side is a living room with box bay, with door to quality fitted kitchen with integrated appliances. Beyond this is a large dining conservatory with views across the garden and countryside beyond. Off the conservatory is a study or other use room and utility room with access door to the large single garage.

The gardens are well maintained, adjoining open countryside and are well stocked. To the rear is a large, raised patio/alfresco area with views, and a separate summer house.

A viewing of this property is imperative to appreciate all it has to offer.

The village of Gillow Heath is on the outskirts of Biddulph, with the award-winning National Trust Biddulph Grange Gardens close by. The town of Biddulph offers a good selection of pubs, restaurants and fitness centre, whilst still having a

variety of outdoor pursuits including scenic walks in Staffordshire and the Peak District National Park. The town centre boasts Sainsburys, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists. Congleton Railway Station is just 2.5 miles away (approximately 5 to 10 minutes drive), with the town of Congleton offering links to the main M6 arterial routes.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** Open porch. PVCu double glazed door to:

**HALL :** Radiator. 13 Amp power points. Access to roof space.

**BEDROOM 1 12' 8" x 12' 5" (3.86m x 3.78m):** Feature beams to ceiling. Low voltage downlighters inset. PVCu double glazed window. Radiator. 13 Amp power points. Door to:

**EN-SUITE WETROOM 8' 10" x 8' 0" (2.69m x 2.44m):** Low voltage downlighters inset. PVCu double glazed window. Low level W.C. Wash hand basin set in stand. Shower. Chrome heated towel radiator. Fully tiled walls and floor.

**DRESSING ROOM 8' 2" x 6' 0" (2.49m x 1.83m):** 1 single power point. Shelving and hanging rail. Tiled floor.

**BEDROOM 2 12' 8" x 12' 6" (3.86m x 3.81m):** PVCu double glazed window. Radiator. 13 Amp power points. Fully fitted bedroom suite.

**BEDROOM 3 12' 9" x 9' 5" (3.88m x 2.87m):** Feature beams to ceiling. Low voltage downlighters inset. PVCu double glazed window. Radiator. 13 Amp power points.

**BATHROOM 8' 10" x 7' 8" (2.69m x 2.34m):** PVCu double glazed opaque window. White Victorian style suite comprising: Low level W.C., pedestal wash hand basin, bidet and panelled bath

with shower and glass screen over. Radiator. Fully tiled walls. Door to cupboard housing Valiant combi gas central heating boiler.

**LIVING ROOM 12' 8" x 13' 1" (3.86m x 3.98m) into bay:** Low voltage downlighters inset. PVCu double glazed box bay window. Feature rustic fireplace with inset gas fire. Radiator. 13 Amp power points. Door to:

**KITCHEN 12' 2" x 13' 0" (3.71m x 3.96m):** Feature beams to ceiling. Low voltage downlighters inset. PVCu double glazed windows to side and rear aspects. Attractive quality oak style eye level and base units with granite effect roll edge laminated surfaces. 1.5 sink bowl inset. 5 ring gas hob with extractor above. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Tiled splashbacks. Radiator. 13 Amp power points. Tiled floor. Door to:

**DINING CONSERVATORY 21' 0" x 11' 3" (6.40m x 3.43m):** Two ceiling fan lights. PVCu double glazed windows with electric blinds and roof opening. PVCu double glazed sliding door to patio. Two radiators. 13 Amp power points. Door to:

**STUDY 11' 8" x 9' 6" (3.55m x 2.89m) max:** Low voltage downlighters inset. PVCu double glazed window. 13 Amp power points. Door to:

**UTILITY ROOM 6' 11" x 5' 4" (2.11m x 1.62m):** Fitted with a range of white hi-gloss eye level and base units with granite effect roll edge laminated surfaces. 13 Amp power points. Tiled floor. PVCu double glazed door to outside. Door to garage.

**OUTSIDE :** Enclosed by private hedge having timber vehicle access gates to double width driveway terminating at the garage. Path to front door. The front garden is mainly laid to lawn with fruit trees and borders. Timber gates either side leading to fully enclosed rear garden with the right side boundary abutting onto open countryside. The rear garden is attractively laid out having large patio area, shaped lawn and large timber summer house. Outside lighting, power points and tap.

**GARAGE 18' 11" x 10' 1" (5.76m x 3.07m) internal measurements:** Remote controlled roller vehicle access door. Power and light.

**TENURE :** Freehold (subject to solicitor's verification).

**SERVICES :** All mains services are connected (although not tested).

**VIEWING :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Staffordshire Moorlands.

**TAX BAND:** D.

**DIRECTIONS:** SATNAV ST8 6RJ.

Energy performance certificate (EPC)			
91 Mow Lane Gillow Heath STOKE-ON-TRENT ST8 6RJ	Energy rating <b>D</b>	Valid until: 29 July 2034	Certificate number: 0310-2081-6430-2424-5025
Property type	Detached bungalow		
Total floor area	112 square metres		

### Rules on letting this property

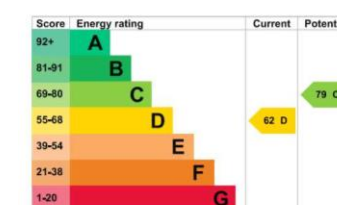
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

