



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
Tel: 01260 271255 Email: contact@timothyabrown.co.uk

71 Rudyard Road,
Biddulph Moor, Staffordshire ST8 7JW

Selling Price: £385,000

- EXTENDED FOUR BEDROOM COTTAGE
- LARGE KITCHEN DINER
- LOUNGE & SUNG
- OIL FIRED CENTRAL HEATING & SOLAR PANELS
- DRIVEWAY PROVIDING OFF ROAD PARKING TO FRONT
- BEAUTIFUL COURTYARD GARDEN WITH PANORAMIC VIEWS
- ORIGINAL COTTAGE DATING BACK TO 1878
- RURAL HAMLET OF BIDDULPH MOOR

This stone cottage dates back to 1878, ticking all the boxes for today's purchaser by having character but also all the modern comforts and conveniences, and located on the edge of Biddulph Moor village with views over the Cheshire Plain and beyond.

The well-presented four bedroom accommodation is larger than the exterior would suggest, and it has been extended and comprises entrance porch, cloakroom W.C., 24' 8" kitchen diner, snug and lounge to the ground floor, whilst the first floor landing allows access to four bedrooms and bathroom.

The property has modern double glazing, oil fired central heating, and also multi fuel stove in the kitchen and also a fireplace in the lounge.

Externally the front is parking for two cars and to the rear in an enclosed garden which is laid to Indian stone paving abutting onto open countryside with those panoramic views.

Viewing is a must and highly recommended to appreciate the quality of accommodation and its location.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE PORCH 15' 2" x 3' 10" (4.62m x 1.17m) : Entering through a PVCu door from the side aspect, the entrance porch gives access to a downstairs WC and a large cloakroom which houses the boiler. With tiled flooring, neutral décor and a ceiling light.

CLOAKROOM W.C. : PVCu frosted window. Low Level W.C.

KITCHEN DINER 24' 8" x 11' 11" (7.51m x 3.63m) : PVCu windows to the front and the side aspect, with tiled flooring extending fully to each corner of the room and underneath the fitted, oak wall and base units. Double stainless steel sink with Franke tap, fitted in the granite work surface. Multi fuel stove with flue and oak canopy, oak skirting boards, low voltage downlighters inset to the ceiling, and a radiator. Sliding patio doors lead to the rear garden and a solid oak door gives access to:

SNUG 8' 11" x 11' 8" (2.72m x 3.55m) : PVCu French doors to the rear aspect, carpet, ceiling light, radiator, oak skirting boards, staircase with oak newel post, oak handrail and pine treads, with storage cupboard, leading to:

LOUNGE 11' 9" x 11' 8" (3.58m x 3.55m) : PVCu window to the front aspect, carpet, ceiling light, radiator, oak skirting boards, original sandstone mantelpiece with multi fuel burner and granite hearth. Bespoke oak cupboards for storage and housing the electric meter.

FIRST FLOOR LANDING : Stairs and landing are carpeted and beautifully illuminated by two separate wall lights. Two loft hatches giving access to both pitches. Both loft spaces have ceiling lights, are fully insulated and one has an integrated loft ladder. Doors giving access to:

BEDROOM 1 12' 0" x 11' 9" (3.65m x 3.58m) : PVCu windows to the front and side aspects, pine skirting boards, solid oak door, carpet, ceiling light, radiator.

BEDROOM 2 12' 0" x 11' 9" (3.65m x 3.58m) : PVCu window to the front aspect, pine skirting boards, solid oak door, carpet, ceiling light, radiator.

BEDROOM 3 6' 2" x 12' 0" (1.88m x 3.65m) : PVCu window to the rear aspect, pine skirting boards, solid oak door, carpet, ceiling light, radiator.

BEDROOM 4 6' 3" x 11' 8" (1.90m x 3.55m) : PVCu window to the rear aspect, pine skirting boards, solid oak door, carpet, ceiling light, radiator and over stairs storage cupboard with a pine door.

BATHROOM 5' 6" x 8' 5" (1.68m x 2.56m) : PVCu frosted window to the side aspect, fully tiled on three walls, radiator, ceiling light. White three piece suite consisting of a large bathtub with mixer taps and shower head, as well as an electric shower over the bath, pedestal hand basin and WC. This is enhanced by solid oak wooden flooring, door and bespoke fitted bath panel housing hidden storage space underneath the bath.

OUTSIDE : To the front is a private driveway, part with Indian stone and part with concrete paving, enabling parking for two vehicles. Additionally, original stone walling to one side with pretty flower border. To the rear is an Indian stone paved courtyard garden on two levels with a fenced surround and panoramic views over the rolling green hills and fields.

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

SERVICES : Mains water, drainage and electricity, with solar panels. Oil fired central heating.

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**. No third party photographs or video to be taken of the property.

TAX BAND: C

LOCAL AUTHORITY: Staffordshire Moorlands

DIRECTIONS: SATNAV: ST8 7JW

Energy performance certificate (EPC)

71 Rudyard Road Biddulph Moor STOKE-ON-TRENT ST8 7JW	Energy rating C	Valid until: 1 May 2034 Certificate number: 2281-9211-8180-2360-2913
---	---------------------------	---

Property type: Semi-detached house
Total floor area: 118 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 C. It has the potential to be B.

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

