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**6 Cornfield Road**  
Biddulph, Stoke-On-Trent, Staffordshire ST8 6TX

**Selling Price: Offers in the Region Of £240,000**

- WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME
- LOUNGE THROUGH DINER
- CONSERVATORY
- DRIVEWAY FOR SEVERAL CARS & GARAGE
- LANDSCAPED GARDENS TO FRONT & REAR
- POPULAR LOCATION CLOSE TO SCHOOLS & AMENITIES

A three bedroom mock tudor detached family home, which is presented in a beautiful condition throughout.

This home provides an ideal purchase for first time buyers and young families alike or downsizers, boasting a fantastic location being positioned within the popular Cornfield Road estate in Knypersley, and is within walking distance to Biddulph Town centre and the good local amenities such as Biddulph Valley Way, Knypersley First School and more.

On entering the property, you are welcomed into an entrance hall with stairs to the first floor with the added benefit of a downstairs W.C. The living room is to the front elevation and boasts a feature fireplace. There is an arch opening into the dining room which then leads on to the fitted kitchen and there is also sliding doors into the conservatory. The kitchen is of a good size with built-in appliances such as an electric oven and a 4-ring gas hob with space for a washing machine and tumble dryer. The conservatory is a spacious area for all to enjoy with French doors leading out into the garden, perfect for those summer evenings.

There are three good sized bedrooms, two of which are doubles and one being a larger than average single room. The bathroom has a white three-piece modern suite comprising: P shaped

bath with a wall mounted shower, a wall mounted hand wash basin and a W.C.

Externally the property enjoys off road parking for three cars and garage. There is an enclosed garden to the front which houses mature plants and shrubs. There is access down the side of the property leading to the landscaped rear garden having a patio area with steps leading up to the lawn.

The property has full gas fired central heating and PVCu double glazing.

Viewings are highly recommended to appreciate the properties merits.

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

**ENTRANCE HALL** : PVCu double glazed entrance door to hall. Radiator. Laminate flooring. Stairs to first floor leading off. Doors to:

**LIVING ROOM** 12' 3" x 13' 0" (3.73m x 3.96m) maximum: PVCu double glazed window to front aspect. Feature fireplace with a timber mantle and surround and hearth. Radiator. Under stairs store cupboard. Radiator. Arch to:

**DINING ROOM** 10' 9" x 7' 8" (3.27m x 2.34m): PVCu double glazed patio doors leading to conservatory. Arch to:

**KITCHEN** 10' 9" x 7' 4" (3.27m x 2.23m): PVCu double glazed window to rear aspect. PVCu door to outside. A good range of wall, drawer and base units which incorporate laminated work surfaces with a one and half bowl stainless steel sink with mixer tap and drainer. Built-in split level electric oven with 4-ring gas hob and extractor hood. Space and plumbing for washing

machine. Space for a fridge freezer and dryer. Radiator. Radiator, Radiator. Tiled to splashbacks. Tiled laminate floor.

**CONSERVATORY** 12' 3" x 8' 6" (3.73m x 2.59m): PVCu double glazed windows and French doors leading out to patio and garden. Laminate flooring.

**First Floor :**

**LANDING** : PVCu opaque double glazed window to side aspect. Loft access. Door to airing cupboard with fully lagged cylinder and linen shelves together with the gas central heating boiler. Doors to:

**BEDROOM 1 FRONT** 12' 3" x 9' 0" (3.73m x 2.74m) maximum: PVCu double glazed window to front aspect. Fitted wardrobe. Radiator.

**BEDROOM 2 REAR** 11' 2" x 9' 1" (3.40m x 2.77m): PVCu double glazed window to rear aspect. Radiator.

**BEDROOM 3 FRONT** 6' 2" x 9' 6" (1.88m x 2.89m): PVCu double glazed window to front aspect. Radiator. Storage cupboard.

**FAMILY BATHROOM** : PVCu opaque double glazed window to rear aspect. A modern and white three piece suite which comprises of a P shaped panelled bath with a wall mounted shower and glass screen, wall mounted hand wash basin and a recessed W.C. Fully tiled walls and tiled floor. Heated chrome ladder towel rail. Extractor fan.

**Outside :**

**FRONT** : To the front is a well maintained garden with a paved walkway through to the front door.

**SIDE** : To the side is a tarmac driveway which provides off road parking for a couple of vehicles as well as providing access to the garage.

**REAR** : The rear enjoys a good sized garden which is private and landscaped. There are seasonal shrubs and flowers which border the lawn area, as well as a paved patio area to enjoy.

**GARAGE** 16' 7" x 8' 1" (5.05m x 2.46m): Up and over door to front aspect. Power and lighting.

**TENURE** : Freehold (subject to solicitors verification).

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

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

**LOCAL AUTHORITY**: Staffordshire Moorlands

**TAX BAND**: C

**DIRECTIONS**: SATNAV: ST8 6TX

