

## Energy performance certificate (EPC)

30 Fold Lane Biddulph STOKE-ON-TRENT ST8 7SG	Energy rating <b>D</b>	Valid until: 29 September 2034
		Certificate number: 0330-2850-4410-2474-2261

Property type	Detached house
Total floor area	143 square metres

## Rules on letting this property

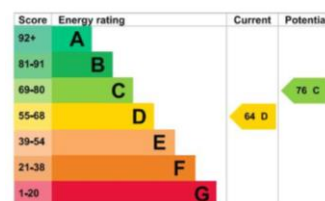
Properties can be let if they have an energy rating from A to E.

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

**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.

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# Timothy a brown

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## 30 Fold Lane

Biddulph, Stoke-On-Trent,  
Staffordshire ST8 7SG

**Selling Price: £685,000**

- STUNNING THREE DOUBLE BEDROOM DETACHED GENTLEMAN'S RESIDENCE
- THREE RECEPTION ROOMS & WELL EQUIPPED KITCHEN
- TWO LUXURY BATHROOMS
- BEAUTIFULLY PRESENTED, SPACIOUS & VERSATILE ACCOMMODATION
- PRIVATE DRIVEWAY & LARGE INTEGRAL GARAGE
- EXPANSIVE MATURE GARDENS OF APPROX 0.75 ACRE
- PRIME LOCATION NEAR BIDDULPH GRANGE GARDENS
- EASY ACCESS TO AMENITIES & COUNTRYSIDE WALKS



FOR SALE BY PRIVATE TREATY (Subject to contract)

A Country Estate: Stunning Detached Home in Biddulph.

Key Features:

- Exquisitely designed and meticulously maintained.
- Tranquil rural setting with breathtaking garden views.
- Spacious and versatile floor plan with multiple living areas.
- Three generously sized double bedrooms and two luxurious bathrooms.
- Expansive mature gardens and a private driveway.
- Large integral garage offering ample storage or potential workshop space.
- Prime location near Biddulph Grange Gardens and scenic countryside walks.
- Convenient commuting access to major towns and cities

This exceptional detached home offers a luxurious and serene lifestyle. The ground floor features a welcoming entrance porch, a spacious reception hall, a cosy lounge, a formal dining room, a versatile office or family room, a well-equipped kitchen, a utility room, and modern shower room.

Upstairs, you'll discover three generously sized double bedrooms, each offering ample space and natural light. Completing the accommodation is the luxurious bathroom.

Outside, the property boasts expansive mature gardens that provide a peaceful and private sanctuary which

extends to approx. 0.75 acre. The secluded setting offers stunning views of the surrounding countryside. A large integral garage provides ample storage or could be converted into a workshop or additional living space (subject to planning).

Enjoy the Best of Biddulph Living:

Nestled in one of Biddulph's most prestigious neighbourhoods, this home offers easy access to the renowned Biddulph Grange Gardens and scenic countryside walks. The nearby towns of Stoke-on-Trent, Congleton, and Macclesfield provide a wealth of shopping, dining, and entertainment options. For commuters, Manchester International Airport and the motorway network are easily accessible.

The Congleton and Macclesfield railway stations offer convenient transportation links to major cities.

Don't miss this extraordinary opportunity to own a truly exceptional home in Biddulph.

The accommodation briefly comprises:  
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

LARGE ENTRANCE PORCH 9' 9" x 6' 5" (2.97m x 1.95m) : Triple aspect PVCu double glazed windows. Quarry tiled floor. Timber framed and glazed door to:

RECEPTION HALL 10' 0" x 9' 10" (3.05m x 2.99m) : Oak parquet floor. Period style radiator. Understairs store cupboard. Return stairs to first floor with spindles and oak hand rail.

SNUG/OFFICE/PLAYROOM 12' 9" x 9' 4" (3.88m x 2.84m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Oak parquet flooring.

LOUNGE 17' 4" x 11' 4" (5.28m x 3.45m) : PVCu double glazed window to front aspect. Coving to ceiling. Contemporary style radiator. Open coal fireplace with glazed tiled hearth surround. PVCu double glazed French doors to rear garden terrace. Large squared off opening to:

DINING ROOM 10' 8" x 10' 0" (3.25m x 3.05m) : PVCu double glazed window to rear with garden aspect. Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. Oak parquet flooring.

KITCHEN 12' 10" x 10' 4" (3.91m x 3.15m) : PVCu double glazed window to rear enjoying a garden aspect. Range of light oak fronted eye level and base units having grey marble effect preparation surfaces over with composite 1.5 bowl sink unit inset with chrome mixer tap. Built in 4 ring halogen hob with glass and stainless steel extractor hood over with electric fan assisted oven/grill below. Integrated dishwasher. Space for fridge/freezer. 13 Amp power points. Tiled to splashbacks. Door to:

REAR PORCH : Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. PVCu double glazed door to rear garden.

SHOWER ROOM 7' 2" x 6' 9" (2.18m x 2.06m) : Low voltage downlighters inset. Modern white suite comprising: Low level W.C., glass wash hand basin with chrome mixer tap with drawers beneath. Large walk in shower with fixed glass screen, housing a mains fed shower with rainfall shower head and attachment. Chrome centrally heated towel radiator. Grey tiles to 1/2 height. Grey textured tiles to shower splashbacks.

UTILITY 9' 0" x 6' 1" (2.74m x 1.85m) : PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern wood effect fronted eye level and base units in sage green with oak effect preparation surface with composite single drainer sink unit inset with chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Single panel central heating radiator. Large double doored cupboard housing wall mounted Worcester gas fired central heating boiler and pressurised hot water cylinder.

First Floor :

GALLERIED LANDING : Turned spindles and oak hand rail. Period style radiator. PVCu double glazed French doors to flat roof balcony.

BEDROOM 1 17' 5" x 9' 4" (5.30m x 2.84m) : Dual aspect PVCu double glazed windows. Double panel central heating radiator. 13 Amp power points. Range of 'Sharps' wardrobes to one wall.

BEDROOM 2 REAR 12' 10" x 10' 4" (3.91m x 3.15m) : PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 12' 10" x 9' 4" (3.91m x 2.84m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Fitted wardrobes

BATHROOM 10' 0" x 6' 9" (3.05m x 2.06m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: Low level W.C., pedestal wash hand basin, contoured panelled bath with glass screen having a mains fed shower over. Double panel central heating radiator. Fully tiled walls. Slate effect tiled floor. Access to roof space.

Outside :

FRONT : The property stands well elevated with a sweeping driveway leading up to the property. The front offers lawns, rockery area and pond water feature.

REAR : Extending from the rear of the property is an extensive patio with a large expanse of timber decked terrace interspersed with golden shale which overlooks the main garden. Steps lead up to the huge lawns with side path to a vegetable garden. Wide easy access to the front via both sides, with one side having a lawned area, whilst the other provides access for a vehicle (if required).

INTEGRAL DOUBLE GARAGE 20' 6" x 17' 7" (6.24m x 5.36m) internal measurements : Double timber doors. Power and light. Stainless steel double drainer sink unit with hot and cold taps. Access to large loft area, ideal for storage.

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**.

TAX BAND: F

LOCAL AUTHORITY: Staffordshire Moorlands

DIRECTIONS: SATNAV: ST8 7SG

