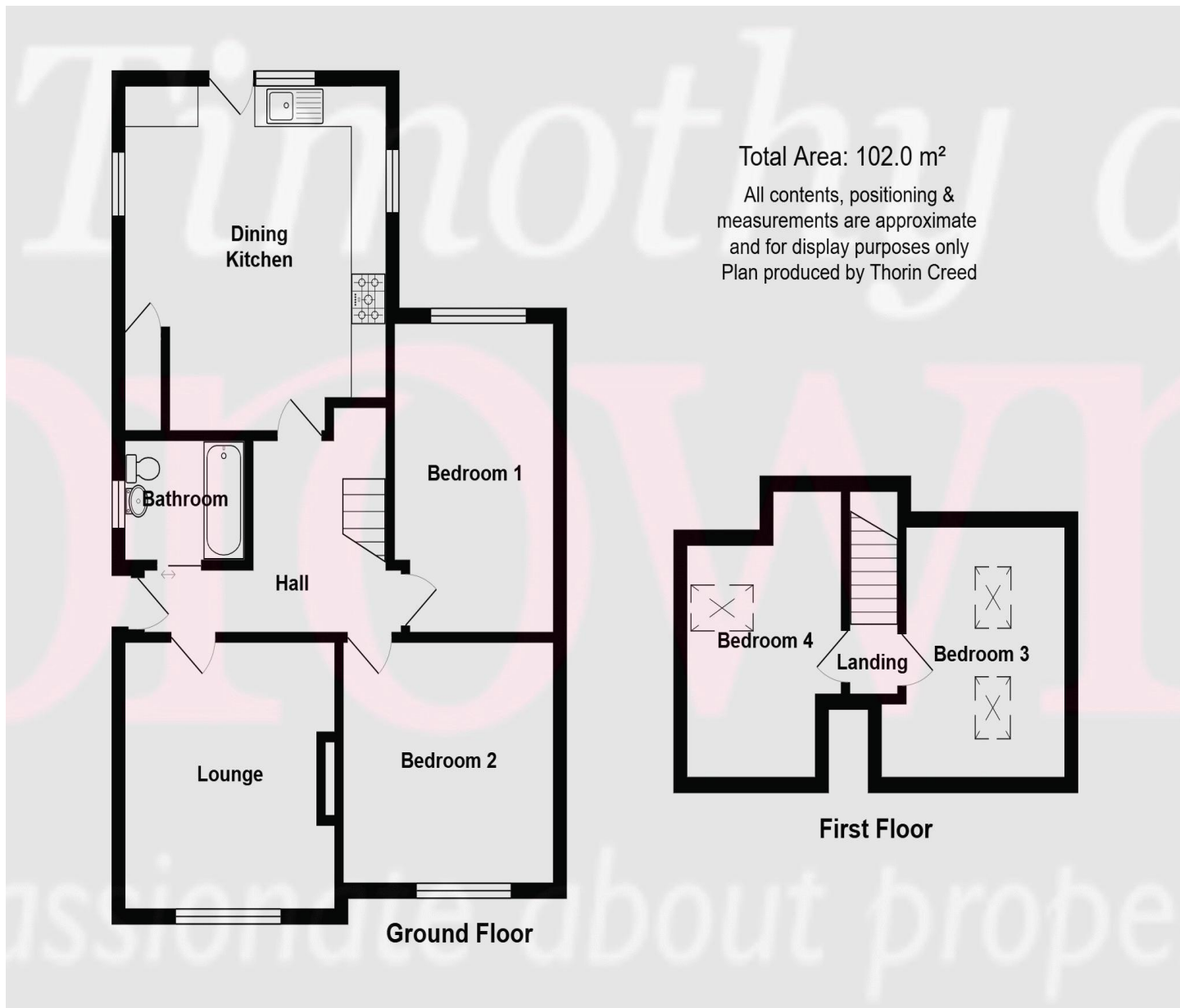


Timothy a  
brown



**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](mailto:contact@timothyabrown.co.uk)



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

Timothy a  
brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

132 Congleton Road

Congleton Road, Biddulph, Stoke-On-Trent,  
Staffordshire ST8 6QL

Selling Price: £250,000

- A HERITAGE HOME RE-IMAGINED BY MODERN LIVING
- LUXURIOUS FAMILY BATHROOM, AND STUNNING VAULTED KITCHEN
- 4 BEDROOMS. 2 GROUND FLOOR AND 2 FIRST FLOOR
- HUGE LANDSCAPED TERRACED GARDENS PERFECT FOR ALFRESCO DINING
- DRIVEWAY PROVIDING PARKING FOR TWO CARS



Step into Timeless Elegance: A Heritage Home Re-imagined for Modern Living!

Prepare to be utterly charmed! This isn't just a house; it's a captivating narrative woven through time, where classic heritage meets contemporary sophistication. From the moment you cross the threshold, you'll be enveloped in a unique ambiance of thoughtful design and undeniable character.

Discover a harmonious blend of past and present:

- Character Preserved, Modern Touches Embaced:** An imaginative renovation has lovingly retained the home's original soul while seamlessly integrating sublime modern enhancements, including a luxurious family bathroom, a stunning vaulted kitchen, and charming attic bedrooms.
- Space That Surprises & Delights:** Subtly crafted extensions have created a generously proportioned living space, exceeding expectations and providing ample room for both intimate relaxation and grand entertaining.
- The Heart of the Home:** A Seamless Flow: An open-plan breakfast kitchen forms the vibrant heart of the home, a perfect space for creating cherished memories and culinary adventures.
- Versatile Accommodation for Every Need:** A master bedroom, a further double bedroom, and two enchanting attic bedrooms offer



flexible sleeping arrangements to suit any lifestyle.

- Beyond the walls, indulge in:
- Your Private Outdoor Sanctuary:** A secluded outdoor space, perfect for alfresco dining, summer soirées, and tranquil moments of reflection.
- Convenient Off-Road Parking:** A deep frontage accommodates parking for two vehicles.

And for added convenience:

- Biddulph town centre is within easy reach, offering a variety of retail outlets, including Sainsbury's as well as essential services such as doctors and dentists.
- Congleton Railway Station, just a short 5-10 minute drive away (2.5 miles), provides excellent links to mainline national rail networks.
- Congleton's strategic location offers convenient access to the M6 motorway.
- The vibrant city of Stoke-on-Trent, with its array of superstores, shops and retail parks, is just a 7 mile drive to the South.

This is more than a property; it's an invitation to embrace a lifestyle of refined elegance and timeless charm.



An opportunity to own a truly unique home in a highly coveted location, where character and convenience intertwine effortlessly.

Don't just dream it - live it! Schedule your viewing today and prepare to be swept away by it's undeniable allure!

The accommodation briefly comprises  
(all dimensions are approximate)

MAIN SIDE ENTRANCE : PVCu double glazed door to:

RECEPTION HALL 9' 7" x 7' 6" (2.92m x 2.28m): Single panel central heating radiator. 13 Amp power points. Light oak effect floor. Stairs to first floor.

BATHROOM 6' 9" x 5' 9" (2.06m x 1.75m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: low level W.C. with concealed cistern, wash hand basin with cupboard below and panelled bath with mains fed shower over. Chrome centrally heated towel radiator. Marble effect wall panels. Grey oak effect floor.

LOUNGE 12' 9" x 12' 0" (3.88m x 3.65m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Feature contemporary style pebble effect electric fire with modern fire surround.

DINING KITCHEN 16' 5" x 15' 0" (5.00m x 4.57m): Double height vaulted ceiling. PVCu double glazed windows to dual aspects. Extensive range of traditional natural oak fronted eye level and base units having granite effect preparation surfaces over with stainless steel single drainer sink unit inset. Space for range cooker. Space and plumbing for washing machine. Space for American style fridge/freezer. Double panel central heating radiator. 13 Amp power points. Ceramic tiled floor. PVCu double glazed door to outside. Pantry cupboard housing Worcester combi gas boiler.



BEDROOM 1 REAR 15' 0" x 8' 10" (4.57m x 2.69m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Picture rail.

BEDROOM 2 FRONT 12' 0" x 11' 7" (3.65m x 3.53m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Picture rail.

FIRST FLOOR ATTIC CONVERSION :

BEDROOM 3 12' 0" x 8' 10" (3.65m x 2.69m): Angular ceiling. Two velux roof lights. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 11' 2" x 8' 6" (3.40m x 2.59m): Angular ceiling. Velux roof light. Single panel central heating radiator. 13 Amp power points.

Outside :

FRONT : Cast iron entrance gates to paved driveway for two cars. Lawned garden with flower borders.

REAR : Beautifully landscaped gardens with an expansive terrace offering ample space for dining/seating areas laid with paving stones and golden shale. Steps lead up to a raised terrace offering equal space for outside dining and relaxing. Space for timber garden shed. Cold water tap. External lighting. Gated access to front via one side.

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: B

DIRECTIONS: SATNAV: ST8 6QL

