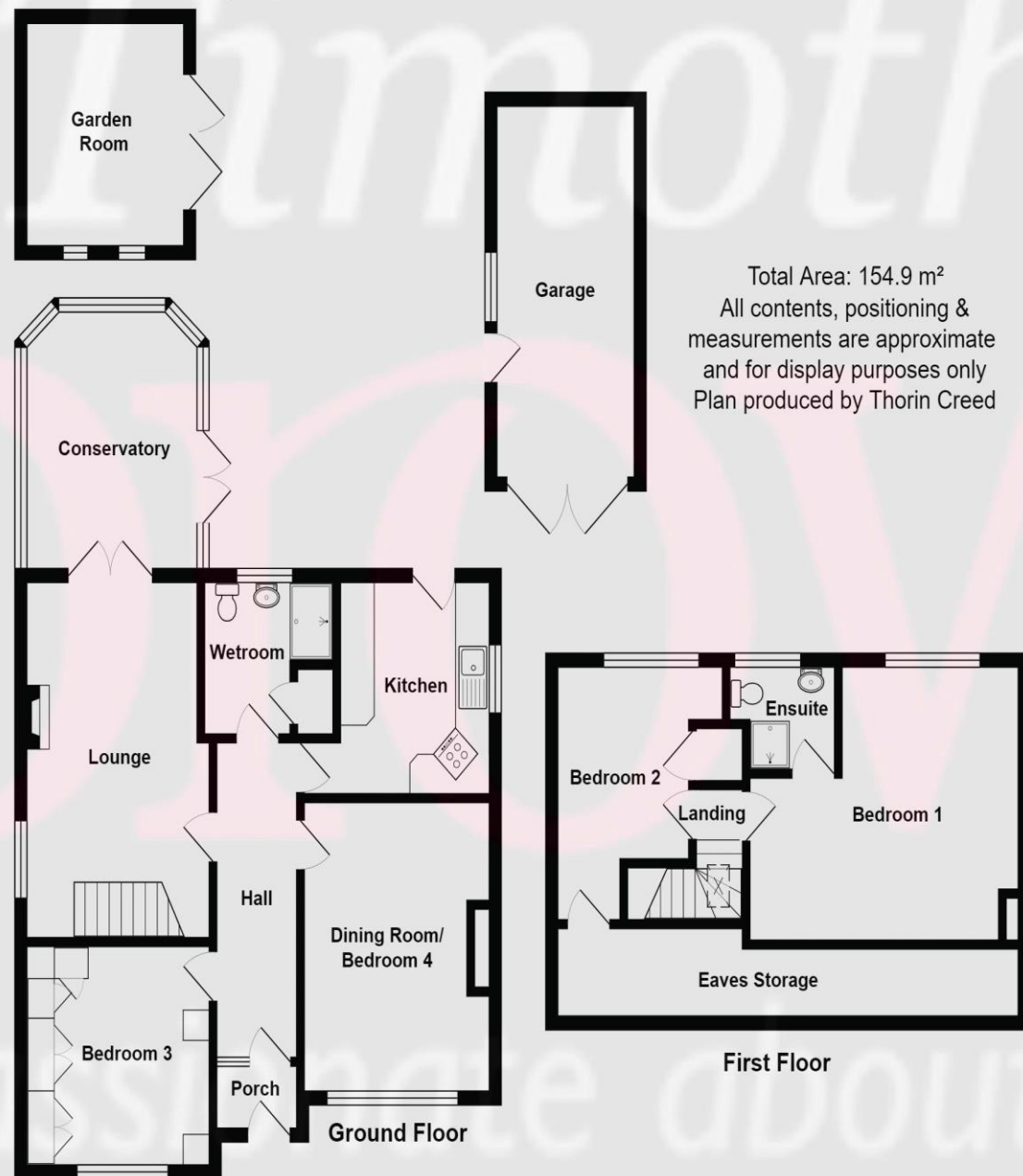


(not in correct position  
relative to Ground Floor)



Total Area: 154.9 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.

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# Timothy a brown

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

## 4 Ivyhouse Road

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

**Selling Price: £390,000**

- WELL PRESENTED DORMER STYLE BUNGALOW
- THREE BEDROOMS
- TWO BATHROOMS
- LOUNGE, DINING ROOM & CONSERVATORY
- DRIVEWAY & DETACHED GARAGE
- LANDSCAPED REAR GARDEN WITH GARDEN ROOM
- SEMI RURAL AREA OF GILLOW HEATH

FOR SALE BY PRIVATE TREATY (Subject to contract)

An absolutely fantastic detached property occupying a much larger than average plot!

Located in the popular semi rural yet convenient area of Gillow Heath, this family sized home is made up of well proportioned and superbly presented rooms that offer hugely flexible accommodation.

Being of a dormer style, there is a double bedroom and a luxurious bathroom accompanying the cosy lounge, dining room, conservatory and stylish kitchen. To the first floor there are two further double bedrooms and a high quality en suite. Outside lies an ample driveway and garden to the front with side access to the detached garage at the rear. The rear gardens are a sight to behold! Professionally maintained and expertly landscaped with various beds, borders and patio areas to enjoy all year round.

Of particular note is the high quality garden room that's just perfect for a home office, a hobby room or just a relaxing space to enjoy the view!

Locally, the town's of Congleton and Biddulph are a short drive away giving great access to all the amenities and leisure facilities you could need along with great commuter links via road and rail.

Call us now to book your viewing on this truly wonderful home, you won't be disappointed!



The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE PORCH :

ENTRANCE HALL : Radiator. Feature doors off.

LOUNGE 18' 11" x 11' 0" (5.76m x 3.35m): Double glazed window to side aspect. Two radiators. Fireplace. Double glazed double doors to conservatory. Stairs to first floor.

CONSERVATORY 13' 11" x 11' 4" (4.24m x 3.45m): Double glazed to all sides. Two radiators. Doors to rear. Tiled floor.

KITCHEN 11' 9" x 11' 1" (3.58m x 3.38m): Modern contemporary range of base and wall mounted units. Integrated sink and drainer unit. Integrated NEFF oven and induction hob with extractor hood over. Integrated Neff combi oven, grill and microwave. Space for dishwasher. Integrated fridge. Space and plumbing for washing machine. Space for dryer. Double glazed window to side aspect. Radiator. Double glazed door to rear.

DINING ROOM 14' 8" x 11' 2" (4.47m x 3.40m): Double glazed window to front aspect. Radiator. Fireplace.

BEDROOM 3 (Ground Floor) 11' 9" x 9' 0" (3.58m x 2.74m): Double glazed window to front aspect. Radiator. Built-in wardrobes with drawers and shelving.

WET ROOM 8' 0" x 7' 8" (2.44m x 2.34m): Luxury wet room comprising: W.C., hand wash basin and shower area with remote shower switch. Radiator. Double glazed privacy window. Airing cupboard with radiator. Fully tiled floor and walls.

First Floor :

LANDING : Velux window.

BEDROOM 1 REAR (First Floor) 16' 4" x 14' 0" (4.97m x 4.26m): Double glazed window to rear aspect. Radiator. Eaves access.



EN SUITE : Luxury suite comprising: W.C., hand wash basin set in vanity unit and tiled shower cubicle. Double glazed privacy window to rear aspect. Heated towel radiator.

BEDROOM 2 REAR (First Floor) 13' 3" x 9' 10" (4.04m x 2.99m): Double glazed window to rear aspect. Radiator. Large eaves storage cupboard to the front and eaves access to the rear. Built-in cupboard incorporation Potterton combi gas central heating boiler.

Outside :

FRONT : Driveway providing parking. Garden.

DETACHED GARAGE : Double doors to front. Window to side. Light and power.

GARDEN ROOM : Lighting and power.

REAR : Paved patio. Large lawned garden with beds and borders. Patio area. Enclosed by timber panel fencing and hedging. Raised beds.

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 Council

TAX BAND: C

DIRECTIONS: SATNAV: ST8 6RF

