



Energy performance certificate (EPC)			
1 Cherry Tree Lane Biddulph Moor STOKE-ON-TRENT ST8 7PA	Energy rating <b>E</b>	Valid until 28 March 2034	Certificate number 0340-2783-0370-2424-3030
Property type Detached bungalow	Total floor area 119 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance</a> ).			
<b>Energy rating and score</b>			
This property's energy rating is E. It has the potential to be D.		The graph shows this property's current and potential energy rating.	
<a href="#">See how to improve this property's energy efficiency.</a>		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.



- THREE BEDROOM DETACHED BUNGALOW
- WELL MAINTAINED, MODERNISED & EXTENDED
- LARGE MODERN OPEN PLAN LIVING DINING KITCHEN
- TWO BATHROOMS
- DETACHED GARAGE WITH AMPLE PARKING
- EXTENSIVE GROUNDS WITH GARDENS
- ELEVATED CUL DE SAC POSITION
- RURAL HAMLET OF BIDDULPH MOOR
- NO CHAIN

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**1 Cherry Tree Lane**  
Biddulph Moor, Stoke-On-Trent,  
Staffordshire ST8 7PA

**Offers Over £340,000**



\*\*\*NO CHAIN\*\*\*

\*\*\*WATCH OUR FANTASTIC 360 ONLINE VIRTUAL TOUR\*\*\*

\*\*\*AN EXCEPTIONALLY WELL MAINTAINED, MODERNISED AND EXTENDED 3 BEDROOM 2 BATHROOM DETACHED BUNGALOW. ELEVATED, CUL DE SAC POSITION\*\*\*

Positioned discreetly in the rural hamlet of Biddulph Moor, with beautiful open countryside on its doorstep and general village stores to include a post office and a chemist. Biddulph town centre, approximately two miles away, offers a variety of retail outlets and boasts Sainsbury's, as well as essential services such as doctors and dentists. Congleton Railway Station is just 2.5 miles away (approximately 10 minutes drive) with links to mainline national rail networks, with the town of Congleton offering easy access to the main M6 arterial routes. The larger centre of Stoke on Trent, just 7 miles to the south, is filled with an array of superstores, shops and retail parks.

Three bedrooms. Separate lounge. IMPRESSIVE OPEN PLAN LIVING DINING KITCHEN with utility off. Luxurious bathroom and en suite shower room. Tremendous outside area, with ample parking and LARGE DETACHED GARAGE. Extensive grounds with gardens enveloping three sides.



All in all this is an extremely desirable property in a highly respected area and so now, all that is left to do is for you to arrange an appointment to view.....call us, we'd love to help you!!

The accommodation briefly comprises:  
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door with matching side panel to:

PORCH 5' 0" x 5' 9" (1.52m x 1.75m): Brick built with PVCu double glazed side window. Timber panelled and glazed door to:

HALL 14' 3" x 4' 4" (4.34m x 1.32m): Single panel central heating radiator. 13 Amp power points. Oak effect floor. Inner hall to the three bedrooms and bathroom. Access to roof space.

LOUNGE 14' 10" x 11' 9" (4.52m x 3.58m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Marble effect hearth and back having coal effect gas fire inset.

LARGE OPEN PLAN LIVING DINING KITCHEN 18' 4" x 17' 6" (5.58m x 5.33m): Low voltage downlighters inset. PVCu double glazed windows to front and rear aspects. Velux roof light. Extensive range of modern hi gloss eye level with under pelmet lights and base units in cream having quartz effect preparation surfaces over with stainless steel single drainer sink unit inset. Space for range cooker with wide glass and stainless steel extractor hood over. Integrated dishwasher, fridge and freezer. Central island with base cupboards and breakfast bar with seating for four. Grey glazed metro tiles to splashbacks. Two single panel central heating radiators. 13 Amp power points. Recessed working chimney alcove with space for wood burner or multi fuel stove. Oak effect floor. Large PVCu double glazed doors to outside.

UTILITY 6' 8" x 4' 9" (2.03m x 1.45m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern base units with quartz effect preparation surfaces over with stainless steel single drainer sink unit inset. Grey glazed metro tiles to



splashbacks. Single panel central heating radiator. Space and plumbing for washing machine.

BEDROOM 1 SIDE 11' 10" x 11' 5" (3.60m x 3.48m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Deep recessed built in wardrobes.

EN SUITE 8' 7" x 3' 7" (2.61m x 1.09m): PVCu double glazed window to side aspect. White suite comprising: Low level W.C., pedestal wash hand basin and large shower cubicle housing chrome mains fed shower with rainfall shower head and attachments with glass sliding door. Chrome centrally heated towel radiator.

BEDROOM 2 FRONT 13' 2" x 9' 10" (4.01m x 2.99m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 SIDE 10' 6" x 8' 10" (3.20m x 2.69m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 9" x 5' 10" (2.36m x 1.78m): Velux roof light. Modern white suite comprising: Low level W.C., pedestal wash hand basin, panelled bath with bath/shower mixer and glass screen. Double panel central heating radiator. Stone effect tiles to splashbacks. Matching floor tiles. Extractor fan.

Outside :

FRONT : Perched in an elevated position, wrapped around with lawned gardens and flower borders with mature boundary hedgerow.

SIDE : Wide tarmacadam driveway for 2-3 vehicles.

REAR : Extending from the rear of the property is an extensive Indian stone paved terrace with steps up to lawned gardens with flower borders and fruit trees. Gated access to the side leading onto the driveway.



DETACHED GARAGE 17' 8" x 15' 6" (5.38m x 4.72m) internal measurements: PVCu double glazed window to side aspect. Electrically operated up and over door. Power and light. Personal door.

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

SERVICES : Mains electricity, water and drainage. LPG central heating.

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: C

DIRECTIONS: SATNAV ST8 7PA

