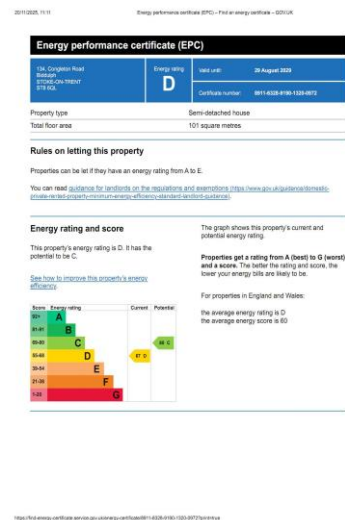
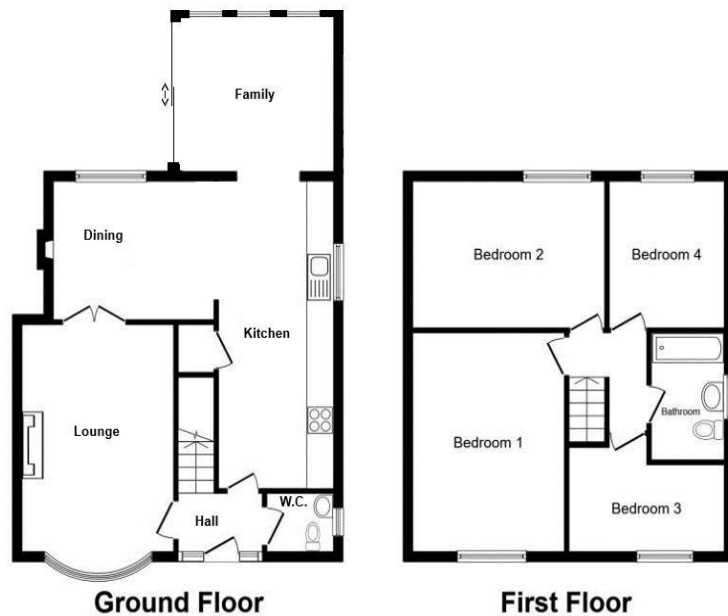


Timothy a brown



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.



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

Selling Price: £325,000

- ATTRACTIVE RENOVATED TRADITIONAL SEMI-DETACHED FAMILY HOME
- LIGHT AND AIRY OPEN-PLAN KITCHEN/DINING/FAMILY SPACE
- SEPARATE LOUNGE AND DOWNSTAIRS W.C.
- FOUR BEDROOMS
- MODERN FAMILY BATHROOM
- PVCU DOUBLE GLAZING AND GAS CENTRAL HEATING (RECENTLY REPLACED BOILER)
- GENEROUS TARMACADAM DRIVEWAY WITH AMPLE PARKING
- SOUTH-EAST FACING GARDEN FOR ALL DATY SUNSHINE

Stunning Four-Bedroom Family Home in a Prime Location.

This beautifully updated traditional family home offers the perfect blend of character and modern living.

Set on a generous plot with a sunny South-East facing garden and good sized tarmacadam driveway, this property boasts a rear extension creating a spacious open-plan kitchen, dining, and family area—ideal for contemporary lifestyles.

At the heart of the ground floor there is a light and airy re-fitted open plan kitchen dining family area, separate lounge and downstairs W.C. Upstairs, there are four bedrooms and a modern family bathroom.

This wonderful traditional style home has PVCu double glazed and gas central heating (boiler recently replaced) can be found in a very convenient non-estate location, only a short stroll to the nearby convenience store and local amenities, including Oxhey First School and Woodhouse Academy.

It is also a great choice for commuters as its situated on a bus route and provides ready access to both Congleton and The Potteries. Surprisingly it also allows you to explore the countryside, without the use of a car as Biddulph Valley Way bridle path, Gillow Heath Recreation Park and the



Biddulph Grange Country Park are all nearby. Biddulph has become known as the 'Garden Town of Staffordshire' and is awash with colour from Spring right through to Autumn, regularly competing in 'RHS Heart of England in Bloom' competition. Amenities are strong, with a town centre which has seen considerable investment. The beautiful market town of Congleton and its nearby railway station is also accessible.

This is a fantastic family home and an early viewing is suggested as we anticipate a quick sale.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Front door to hall.

HALL : Doors to kitchen, lounge and W.C. Stairs. Tile floor.

SEPARATE W.C. : PVCu double glazed opaque white modern suite comprising: low level W.C. and pedestal wash hand basin. Radiator. Wall mounted recently replaced gas central heating boiler. Tiled floor.

LOUNGE 11' 1" x 7' 1" (3.38m x 2.16m) into bay: PVCu double glazed bay window. Original feature brick fireplace. Picture rail. Feature radiator. 13 Amp power points. Double doors to dining area.

OPEN PLAN LIVING KITCHEN DINER 21' 0" x 8' 3" (6.40m x 2.51m): PVCu double glazed window. Attractive fitted kitchen with matching base and eye level units. Timber effect surfaces with one and a half single drainer and sink. Tiled to splashbacks. Induction hob with extractor over. Split level double oven. Integrated dishwasher, fridge, freezer and space and plumbing for dryer and washing machine. Space for wine cooler. Door to understairs storage cupboard. Tiled floor. Opening to:



DINING AREA 11' 8" x 9' 6" (3.55m x 2.89m): PVCu double glazed window. Cast iron fireplace. Feature dado rail with panelling below. 13 Amp power points. Feature radiator. Tiled floor.

LIVING AREA 11' 4" x 11' 2" (3.45m x 3.40m): Velux roof light. PVCu double glazed window. Doors to all rooms. Access to roof space. PVCu double glazed sliding patio door.

First Floor Landing :

BEDROOM 1 FRONT 15' 0" x 11' 2" (4.57m x 3.40m): PVCu double glazed window to front aspect. Radiator. 13 Amp power points.

BEDROOM 2 REAR 9' 6" x 8' 6" (2.89m x 2.59m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

BEDROOM 3 REAR 11' 5" x 9' 6" (3.48m x 2.89m) Restricted Head Height: PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

BEDROOM 4 REAR 11' 9" x 8' 0" (3.58m x 2.44m) max to include bulk head: PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

BATHROOM : PVCu double glazed opaque window. Refitted traditional style bathroom in white comprising: low level W.C., wash hand basin set in vanity unit and 'P' shaped bath with shower and glass screen over. Chrome heated towel rail/radiator. Half tiled walls. Tiled floor.

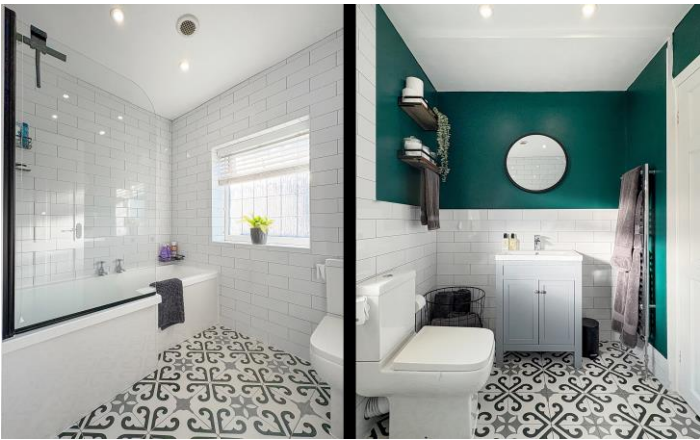
Outside :

FRONT : Timber and hedge boundaries with vehicular access to tarmac driveway providing parking for 4 cars.

SIDE : Double gates with path leading to the rear.

REAR : Fully enclosed by timber framed panels having patio with steps up to lawn.

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



TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: C

DIRECTIONS: SATNAV ST8 6QL

