



- FANTASTIC RENOVATED FAMILY HOME
- TWO RECEPTION ROOMS
- FOUR BEDROOMS WITH MASTER BEDROOM HAVING BALCONY AREA
- TWO BATHROOMS
- GENEROUS GARDENS
- GARAGE WITH DRIVEWAY
- SEMI RURAL AREA OF BIDDULPH WITH SUPERB COUNTRYSIDE VIEWS

FOR SALE BY PRIVATE TREATY (Subject to contract)

Sat proudly in a lovely semi rural area, this stunning property has undergone a fantastic renovation resulting in a fabulous family home that's just ready and waiting to be lived in and loved by new owners!

Well-proportioned accommodation flows throughout the home over both floors and we're sure you'll love the contemporary style of the kitchen and bathrooms.

Wonderful views are enjoyed from every window and the grounds consist of generous gardens to the rear and an ample driveway and garden to the front.

A short walk will find you amidst endless countryside whilst the towns of Congleton and Biddulph are equidistant and offer all the amenities you could require. Congleton train station is a few minutes drive away giving easy access to Manchester Picadilly and London Euston can be reached within 2 hours.

This really is a wonderful opportunity to acquire this striking and high quality residence so call us now to book a viewing!

The accommodation briefly comprises
(all dimensions are approximate)

RECEPTION HALL 12' 6" x 9' 9" (3.81m x 2.97m) : Having a modern composite front entrance door. Oak and glass



stairs to first floor landing. Radiator. Under stairs storage cupboard.

LOUNGE 22' 10" x 9' 10" (6.95m x 2.99m) : PVCu window to front aspect. French doors with full length glazed panels overlooking the rear garden.

BEDROOM 5 / STUDY 9' 1" x 9' 11" (2.77m x 3.02m) : PVCu double glazed window to front aspect. Radiator.

Open Plan Living Kitchen :

KITCHEN AREA 13' 1" x 9' 10" (3.98m x 2.99m) : PVCu double glazed window to rear aspect. Contemporary kitchen comprising: quality grey hi-gloss units with fitted work surfaces over. Complemented by a range of quality integral appliances including fridge freezer, wine cooler, dishwasher and electric double oven with ceramic hob over and extractor fan. Inset spotlights to ceiling.

DINING AREA 9' 11" x 12' 1" (3.02m x 3.68m) : PVCu double glazed window to rear aspect. Inset spotlights to ceiling. Radiator.

VESTIBULE : PVCu double glazed door to rear.

WC / UTILITY ROOM 6' 9" x 4' 1" (2.06m x 1.24m) : PVCu double glazed opaque window to rear aspect. Low level W.C. Base unit with work surface and space for appliances. Stainless steel sink unit with drainer and mixer tap. PVCu double glazed opaque window to rear aspect.

GARAGE 15' 11" x 8' 0" (4.85m x 2.44m) : Up and over insulated remote controlled sectional door. Window to side aspect.

BEDROOM 1 REAR 15' 11" x 9' 11" (4.85m x 3.02m) : PVCu double glazed window to rear aspect. PVCu double french



doors to side leading onto the balcony area. Radiator. Door to walk-in wardrobe.

EN SUITE WET ROOM 5' 5" x 2' 7" (1.65m x 0.79m) : PVCu window to rear aspect. White low level WC. Sink. Chrome effect shower head. Towel radiator. Fully tiled walls.

BEDROOM 2 SIDE 8' 2" x 11' 10" (2.49m x 3.60m) : PVCu window to side aspect. Walk-in storage cupboard. Radiator.

BEDROOM 3 REAR 8' 5" x 11' 11" (2.56m x 3.63m) : PVCu double glazed window to rear aspect. Radiator.

BEDROOM 4 FRONT 8' 5" x 11' 11" (2.56m x 3.63m) max : PVCu window to front aspect. Radiator.

BATHROOM 5' 5" x 6' 10" (1.65m x 2.08m) : White suite comprising low level W.C. and P shaped bath with chrome effect shower over and glass shower screen. Twin hand basins with chrome effect mixer taps over set upon a built-in vanity unit with storage cupboard. Cushioned wood effect flooring and tiled walls. Radiator.

OUTSIDE :

FRONT : To the front of the property is a drive providing parking for numerous vehicles allowing access to the garage in addition to a lawned garden with shrub and tree borders.

REAR : To the rear of the property is a mature lawned garden with paved patio area and a variety of the shrubs and trees to the borders. Steps provide access to a further elevated lawned area at the head of the garden.

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



TENURE : Freehold (subject to solicitors verification).

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

TAX BAND: E

LOCAL AUTHORITY: Staffordshire Moorlands District Council

DIRECTIONS: Proceed out of Congleton on the A527 Biddulph Road. After approximately two miles and just as you are approaching the outskirts of Biddulph, the property will be found on the left hand side clearly identified by our For Sale board.

