



Fold Lane Biddulph, ST8 7SG

- A BEAUTIFULLY PRESENTED PROPERTY
- RURAL LOCATION
- EXTENDED TO THE REAR
- HIGH SPECIFICATION
- HALL, LOUNGE, OPEN PLAN KITCHEN/DINING ROOM
- PADDOCK OPPOSITE BY SEPARATE NEGOTIATION
- 3 BEDROOMS, FAMILY BATH/SOWER ROOM
- LANDSCAPED GARDENS & DRIVEWAY

£355,000





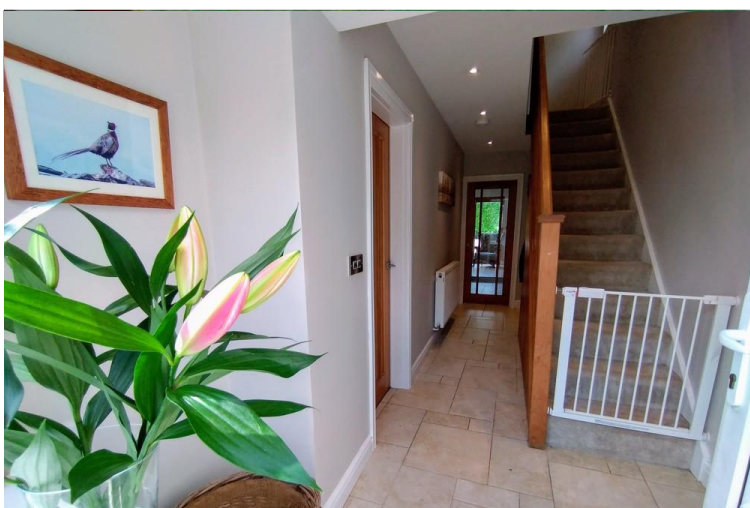
Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented extended residence which must be viewed to be fully appreciated, set within the rural gorgeous location of Fold Lane. This lovely home comprises hallway, lounge, stunning kitchen/dining room with Bi folding doors to the landscaped garden, utility/cloaks/w.c, three bedrooms, a large family bath/shower room. Situated within pleasant landscaped gardens, a block paved driveway. Available by separate negotiation opposite the house is the paddock with further parking, an outbuilding, and woodland to the brook flowing through, making a beautiful location for hobbies interests etc. UPVC double glazing, gas central heating & under floor heating. Viewing imperative without delay!

DIRECTIONS

Please follow Sat Nav for postcode ST8 7SG proceed off Congleton Road and the property can be found on the left hand side with the paddock of land opposite, as identified by our for sale sign.





ENTRANCE HALL

UPVC entrance doors and windows, tiled floor with under floor heating, under stairs store area, staircase to the first floor, downlights to the ceiling.

LOUNGE

14' 3" x 12' 8" (4.34m x 3.86m)

A walk in bay window to the front, radiator, chimney breast recess with inset light and space for stove.

KITCHEN/DINING ROOM

17' 4" x 14' 2" (5.28m x 4.32m)

Comprising an open plan kitchen diner with defined dining area for table & chairs & a breakfast bar area, granite worksurfaces, fitted modern base and wall units, inset sink, integrated fridge freezer, dishwasher, windows to the side, Bi-folding doors to the rear garden. Tiled floor and under floor heating.



CLOAKS/W.C/UTILITY

Comprising a low level W.C, wash hand basin, tiled floor, plumbing and space for a washing machine, window to the rear, wall mounted gas boiler.

FIRST FLOOR LANDING

Access to the loft window to the side. Down lighting.



BEDROOM ONE

16' 10" x 14' 6" (5.13m x 4.42m)

A spacious L shaped room with a large window to the rear with views over adjacent countryside and Congleton Edge, radiator, potential space to create an ensuite if required or to split this room to form a study/childs bedroom.

BEDROOM TWO

10' 10" x 10' 3" (3.3m x 3.12m)

Window to the front with a pleasant view, radiator.

BEDROOM THREE

10' 10" x 8' 3" (3.3m x 2.51m)

Window to the front, radiator, over stairs store/wardrobe area.



BATHROOM

Comprising a Jacuzzi style bath, low level W.C, wash hand basin, wet area/walk in double shower area, tiled floor and under floor heating, splash back tiling and recess. Window to the rear, down lighting.

EXTERNALLY

A block paved driveway, laid to lawn garden and shrub borders, a stone wall to the frontage. A pleasant private



put look to the frontage and views to the side. An Indian stone paved wide pathway leads to the rear garden.

REAR GARDEN

An Indian stone paved pathway, lead to the patio garden area with shrub borders etc The garden attracts afternoon & evening sun. A great deal of privacy with countryside close by.

PADDOCK OF LAND

By Separate negotiation, contact us for more details. Situated just over the road from the house a useful paddock of land to provide parking with plenty of space for hobbies, interests, parking etc, a pathway leads to a lower level in the woodland with a natural brook running through.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY





Staffs Moorland District Council.

COUNCIL TAX BAND D

EPC RATING (PDF available online)

Current: 68D Potential: 73C



