



Smokies Way

Gillow Heath, ST8 6TZ

- DETACHED RESIDENCE
- WELL REGARDED LOCATION
- ADJ TO BIDDULPH VALLEY WAY
- 4 BEDS, ESNUITE & WHITE BATHROOM
- HALL, LOUNGE WITH PATIO DOORS
- BREAKFAST KITCHEN, CLOAKS/W.C
- UPVC D/G, GAS C/H, COMPOSITE DOORS
- LANDSCAPED GARDENS

£325,000





Property Description

INTRO

A detached residence offered For Sale within this well regarded location offering spacious rooms, recent neutral decor throughout comprising entrance hallway, cloaks/w.c., dining room, updated breakfast kitchen with integrated appliances, a lounge to the rear with patio doors, 4 bedrooms, ensuite, a family bathroom. Externally an integral garage, landscaped front garden, a double width block paved driveway. A pleasant landscaped rear garden, laid to lawn, shrub borders, a wide block paved patio area, attracting the afternoon & evening sunshine. UPVC double glazing and gas central heating, composite front & rear doors, electronic roll up garage door. The property is adjacent to Biddulph Valley Way the national cycle network route 55 and easy access to facilities and road links to the A527 & A500 leading to Congleton & the Stoke on Trent conurbation. Viewing essential without further delay.



ENTRANCE HALL

A composite entrance door with glazed panels fitted in 2025 with chrome letter box and fixings. UPVC glazed windows to the front and side. Central heating thermostat. Recessed spot lights to the ceiling. Coving to the ceiling. Door to the integral garage. Radiator, alarm panel.

CLOAKS/W.C

Low level W.C, wash hand basin, radiator, splash back tiling, extractor fan. Bathroom cabinet.

LOUNGE

15' 11" x 10' (4.85m x 3.05m)

With fitted Multi stove to provide stove to provide extra heat and warmth & a focal point. Glazed patio doors overlooking the pleasant patio and the landscaped rear garden. Coving to the ceiling. Telephone point. Double radiator.



DINING ROOM

9' x 8' 10" (2.74m x 2.69m)

Window to the front, radiator, coving to the ceiling.

KITCHEN

15' x 9' (4.57m x 2.74m)

Comprising an updated kitchen in 2025 a range of updated base units, worksurfaces, wall units, drawers, built in electric stainless steel oven. gas hob and lighting. Integrated appliances, dishwasher fridge freezer and washing machine. Chrome sockets and switches. Breakfast bar area. Window to the rear, radiator, coving to the ceiling. Concealed Glow worm boiler installed May 2011. Serviced yearly.



FIRST FLOOR LANDING

Access to loftspace, coving to the ceiling. Recessed spot lights to the ceiling.

BEDROOM ONE

12' 1" x 13' (3.68m x 3.96m)

red. to 10'4. Good sized double bedroom. Window to the front, radiator, telephone point, YV aerial lead, door to;



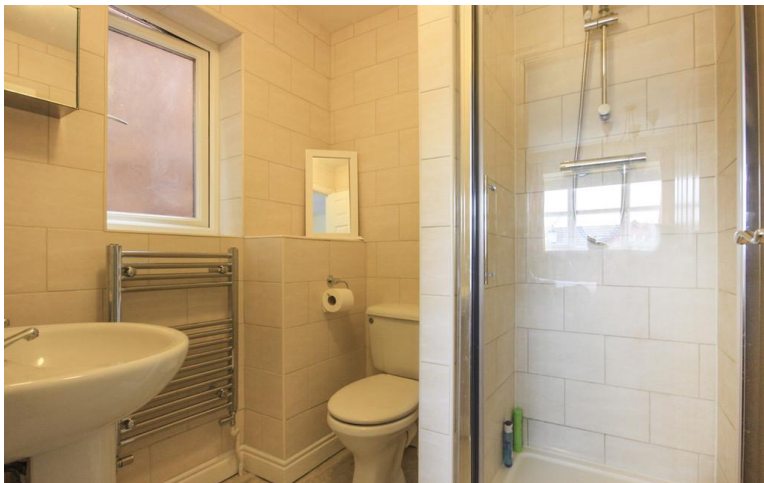
ENSUITE

An updated white suite comprising; an enclosed shower cubicle, low level W.C, wash hand basin, fully tiled walls. Shaver socket, radiator, window to the side, mirror chrome cabinet.

BEDROOM TWO

11' 3" x 8' 6" (3.43m x 2.59m)

Window to the rear, overlooking open fields, radiator. A double bedroom.



BEDROOM THREE

13' 8" x 6' (4.17m x 1.83m)

Fitted wardrobes, cylinder cupboard with hot water cylinder, time clock and programmer. A double bedroom.

BEDROOM FOUR

9' 1" x 8' (2.77m x 2.44m)

Window to the rear with open views to rear, radiator, telephone point.

BATHROOM

8' 1" x 6' 2" (2.46m x 1.88m)

Comprising a white suite, panelled bath, low level W.C, wash hand basin. White splash back tiling to the walls, window to the rear, a separate corner shower cubicle, radiator.



INTEGRAL GARAGE

16'7 x 8'5

Electronic roll, up and over door. Electricity consumer unit updated with certificate in 2025. Cold water tap, electric power points and light. Fitted shelves. Electric consumer unit. Two double power points. Radiator.

EXTERNALLY



FRONT GARDEN

A landscaped garden, laid to lawn with shrub borders, evergreen conifer & laurel hedgerow. External lighting. The property is approached via a double width block paved driveway. A paved path leads alongside the house via two wrought iron gates, security light.

REAR GARDEN

A pleasant landscaped garden with a recent block paved patio area providing an all weather garden area. A laid to lawn garden with shrub borders to the side. Evergreen shrubs and fencing to the sides and rear. Cold water tap, security light. External electric power points. The garden adjoins open fields and Biddulph Valley Way.



LOCATION

The property enjoys a quiet cul-de-sac location with public open space area for leisure, providing access to Biddulph Valley Way, national cycle network route 55. Victorian street lighting complements the location.

NOTES

UPVC fascias, soffits and guttering are installed. The vendor is an employee of Shaw's & Co. No chain.

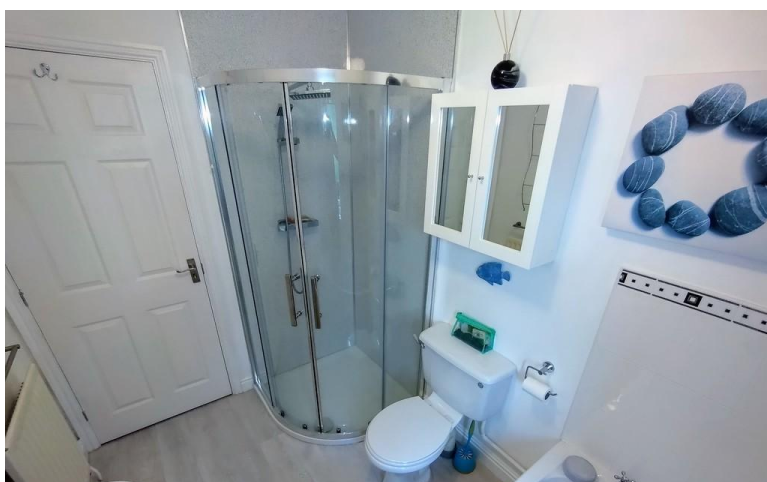
VIEWING ARRANGEMENTS



Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

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.



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 be 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

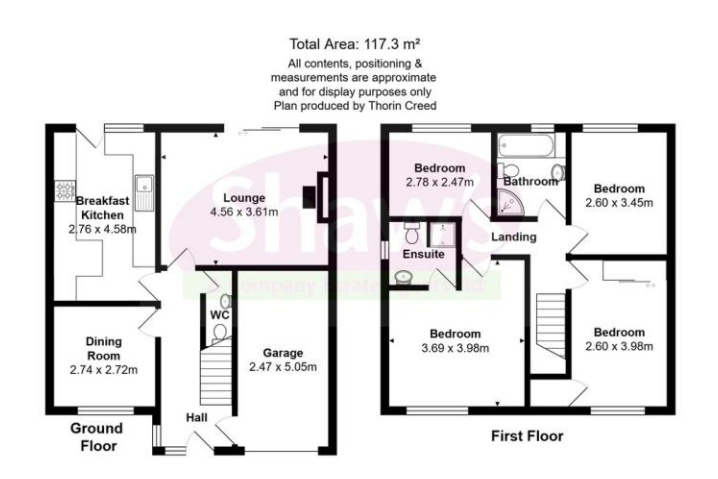
Staffordshire Moorlands District Council.

COUNCIL TAX BAND D

EPC RATING (PDF available online)

Current: Potential:





Total Area: 117.3 m²

All contents, positioning &
measurements are approximate
and for display purposes only
Plan produced by Thorin Creed

