



## 23 Woodhouse Lane, Biddulph, Stoke-On-Trent, Staffordshire, ST8

Asking Price £255,000

- Traditional 1930s Semi-Detached Property
- Breakfast Kitchen With Traditional Wood Cabinetry
- Detached Garage
- Viewing Comes Highly Recommended
- Spacious Plot With Character And Kerb Appeal
- Three Bedrooms Each With Tasteful Neutral Decor
- South-Facing Rear Garden
- Open Plan Lounge And Dining Area
- Extensive Driveway
- Close Proximity To Local Schools, Countryside Walks And Transport Links



# 23 Woodhouse Lane, Stoke-On-Trent ST8 7DP

Occupying a prominent position along the ever-desirable Woodhouse Lane in Biddulph, this traditional 1930s semi-detached residence exudes character and kerb appeal, enhanced by a good sized plot and mature frontage. This is a beautifully maintained family home, ideal for those seeking a property within close proximity of Oxhey First School and Woodhouse Academy, with convenient access to Congleton and surrounding road links.

Internally, the property opens with a welcoming entrance hall, including timber-framed glazed doors and under-stairs storage. To the left, a bright and spacious open-plan lounge and dining area spans the depth of the home, offering a wonderful space for relaxing or entertaining, complete with a walk-in bay window that floods the space with natural light.



Council Tax Band: C



### **Entrance Hall**

Accessed via a UPVC double glazed front entrance door with obscured glazed panel and matching side panel. Stairs to the first floor landing, oak-effect laminate flooring, radiator, and a useful walk-in under-stairs storage cupboard which features a UPVC obscured window to the side elevation and offers potential to be converted into a ground floor WC (subject to necessary consents).

### **Open Plan Lounge/Diner**

21'7" into bay x 11'10"

– 6.58m into bay x 3.61m

A bright and spacious through reception room with a UPVC double glazed walk-in leaded bay window to the front aspect and a further UPVC glazed window to the rear elevation, oak-effect laminate flooring and two central heating radiators.

### **Breakfast Kitchen**

15'6" x 8'6" reducing to 5'11"

– 4.73m x 2.60m, reducing to 1.81m

Fitted with a range of wall and base units with roll-top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer tap. There is space for a freestanding gas cooker with an extractor hood above, and an integral fridge. The kitchen also includes plumbing for a washing machine and a fitted breakfast bar with seating for two. A wall-mounted cupboard houses the modern gas-fired central heating boiler. tile-effect flooring, UPVC double glazed windows to the rear and side elevations, and a UPVC double glazed rear entrance door with half-glazed panel.

### **First Floor Landing**

A turn-flight staircase rises from the entrance hall. The landing provides access to the loft space and benefits from a UPVC double glazed obscured window to the side elevation.

### **Bedroom One**

13'10" into bay 10'5"

– 4.23m into bay x 3.18m

A generous double bedroom featuring a UPVC double glazed walk-in bay window to the front aspect, central heating radiator.

### **Bedroom Two**

10'3" x 7'6"

A well-proportioned bedroom with a UPVC double glazed window to the rear aspect, offering far-reaching views toward Mow Cop Castle on the horizon. Radiator and picture rail.

### **Bedroom Three**

7'6" x 7'3"

A single bedroom or ideal home office, featuring a UPVC double glazed window to the rear elevation with partial views over the surrounding countryside towards Mow Cop. Central heating radiator.

### **Bathroom**

6'0" x 7'4"

Fitted with a modern suite comprising a P-shaped panelled bath with



thermostatic shower over and central mixer tap, a countertop wash hand basin set within a vanity unit with ample storage, and a low-level WC with concealed cistern. Additional features include a wall-mounted mirror with integrated side storage and overhead pelmet lighting, recessed LED ceiling lights, fully tiled walls and flooring, a chrome heated towel rail, and a UPVC double glazed obscured window to the front elevation.

### Externally

The property stands proudly behind a generous frontage with a well-tended lawn, established borders, and an extensive driveway providing ample off-road parking. The driveway continues to the rear, giving access to a detached garage. To the rear, the garden enjoys a sunny south-facing aspect, laid mainly to lawn with paved patio and mature planting — offering a private and low-maintenance outdoor space.







Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	