



146a Congleton Road, Biddulph, Staffordshire, ST8 6QN

Asking Price £390,000

- A Substantial & Individually Designed Detached Residence in a Prime Non-Estate Position
- Covered Front Porch & Charming Entrance Hallway
- Generous Driveway & Integral Garage
- No Upward Chain
- Four Bedrooms, Main Bedroom with Juliet Balcony, Dressing Area & En-suite
- Split Staircase Feature
- Private, Landscaped Rear Gardens
- Two Elegant Reception Rooms including an Open-plan Lounge/Dining Room
- Family Shower Room & Ground Floor Cloakroom
- Sought-after Non-Estate Location close to National Trust Grounds

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A rare opportunity to acquire a substantial architecturally distinctive, four-bedroom detached family home within a prime non-estate location – offering the ideal blend of traditional charm, space and future potential.

This individually designed residence is situated within an enviable non-estate position in Biddulph, offering a commanding presence with a generous frontage and beautifully landscaped rear gardens.

Located within easy reach of National Trust grounds and less than four miles from Congleton train station, this charming home provides excellent commuter links and convenient access to local amenities, schools, and countryside walks.



Council Tax Band: D



Covered Entrance Porch

Covered entrance porch with tiled floor and original front entrance door giving access through to hallway.

Entrance Hall Stairs

Entrance hall stairs to the first floor landing, feature box bay window with obscured glazed panelling. Radiator, under stairs store cupboard.

Vestibule

Having access through to ground floor cloaks and side access hallway.

Ground Floor Cloaks

Having a low level WC and corner set wash hand basin. Fully tiled, radiator. Extractor fan.

Side Entrance Hallway

Having a side entrance door with obscure glaze panelling, storage cupboard housing gas central heating boiler.

Lounge

11'10" x 19'3"

Having a UPVC window to the front aspect, timber framed double glazed window to the side aspect with obscure glaze panelling. Feature double width fireplace with ornate timber surround and marble inset with matching hearth. Coving to ceiling, radiators.

Lounge/ Diner

(sitting room 11'10" x 11'3") (dining area 10'4" x

Combined lounge diner having adjoining dining room with UPVC windows to

the rear aspect overlooking the gardens. Radiators, coving to ceiling, feature archway to recess. Feature fireplace to lounge area with ornate timber surround.

Kitchen

7'2" x 10'11"

Having a range of wall mounted cupboard and base units with fitted worksurface over incorporating a composite one and a half bowl sink unit with mixer tap over. Integrated electric combination double oven and grill with ceramic hob over. Integral washing machine, UPVC window to side & rear aspect. Radiator, recessed lighting.

First Floor Landing

Having coving to ceiling, wall light, access to loft space. Split staircase with feature archway through to bedroom one.

Bedroom One

12'0" x 22'0"

Having en-suite shower room, Juliet balcony and defined dressing area. Having a UPVC double glazed Juliet balcony with windows to side overlooking the rear gardens. UPVC double glazed window to the front and side aspect. Defined dressing area having radiator, laminate flooring and inset window.

En-suite

En Suite shower room having a corner set enclosed shower cubicle with Triton electric shower, pedestal wash hand basin, low level WC. Laminate flooring and extract fan. Radiator.

Bedroom Two

11'11" x 11'11"

Having a built-in wardrobe to side wall with central incorporating dressing table and storage overhead. Radiator, UPVC double glazed window to the front aspect with views on the horizon towards Mow Cop and Congleton edge.

Bedroom Three

11'11" x 11'5"

Having built-in wardrobe to side wall with smoked mirrors. Coving to ceiling, radiator, UPVC double glazed window to the rear aspect overlooking the rear gardens with partial views on the horizon to Biddulph Moor.

Shower Room

Having a refurbished walk-in shower cubicle with fixed glazed shower screen, thermostatically controlled shower, Perspex shower screening, grab rails with incorporating seating. Low-level WC, wash hand basin and bidet. Fully tiled walls, radiator, storage cupboard.

Bedroom Four

7'11" x 6'4"

UPVC double glazed window to the front aspect internal glazed window. Radiator. Built-in storage cupboard.

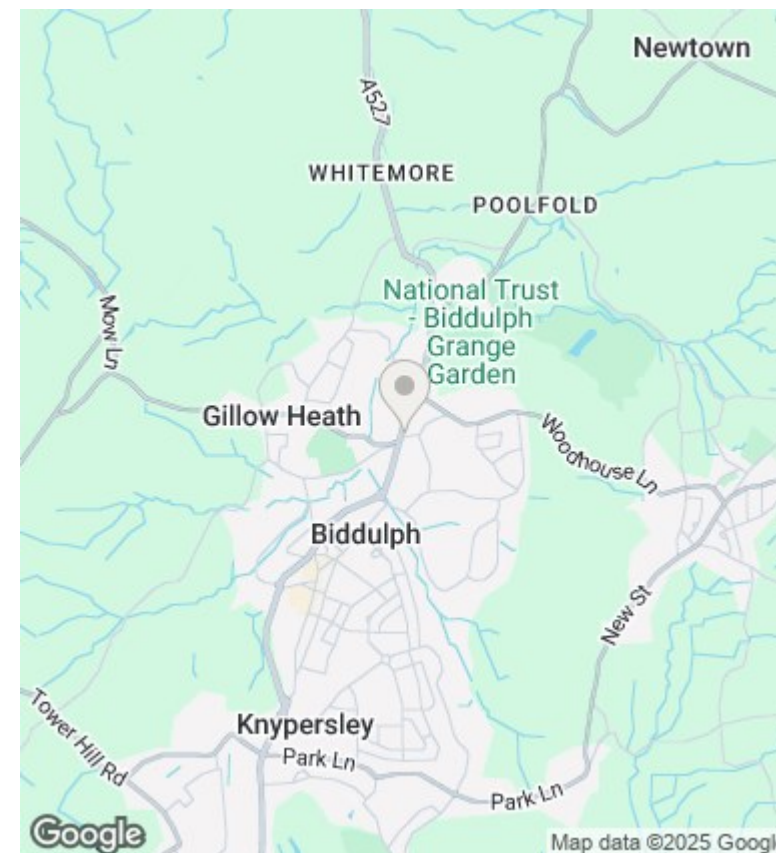
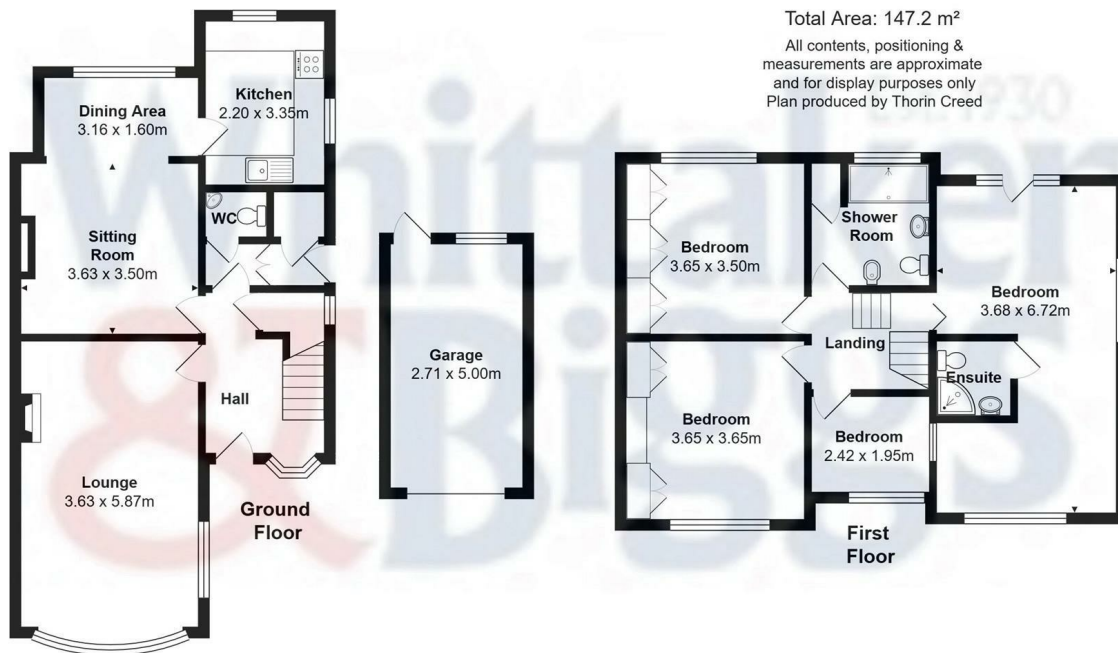
Integral Garage

8'10" x 16'4"

Having garage door. Side access.







Directions

Viewings

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

Council Tax Band

D

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