



Whittaker
& Biggs

FOR SALE 01782 522117
whittakerbiggs.co.uk

Smithy Lane, Biddulph, ST8 7EW.
£253,000

Whittaker ^{Est. 1930}
& Biggs

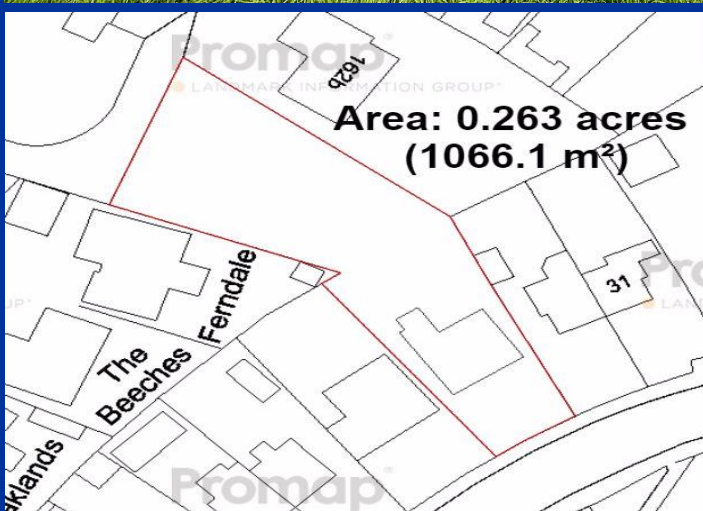
Smithy Lane, Biddulph, ST8 7EW.

This traditional detached bungalow is set upon a generous size plot of approximately 1/2 acre. Now in need of full modernisation & refurbishment, there is much potential to extend or even demolish, subject to planning approval, to create a fantastic sized family home worthy of its plot size.

Given its plot size, there may also be development potential, which could be further explored. At present the spacious accommodation includes entrance porch, hall, 3 bedrooms, lounge, kitchen, utility room & rear lean-to. The accommodation is flexible and there is also a loft room with full staircase, which offers much potential to convert further within the roof space.

This 1930's bungalow has an abundance of character with its original frontage, entrance door with stained glass motif panels, as well as the original interior doors. Set upon a slightly elevated position with a good sized frontage, which offers the opportunity to create off road parking. Smithy Lane is well placed for local amenities, schools & neighbouring Congleton & Leek towns as well as road links to The Potteries.

Offered for sale with no upward chain, this is a rare opportunity for those looking to create & design a home to their own specifications all within a fantastic sized plot.



Entrance Hall

Having the original front entrance door with leaded glazed panel with matching stained-glass decorative panels to sides and overhead. Stairs off to 1st floor, landing. Radiator and under stairs store cupboard.

Bedroom One/Lounge

4.52 m into bay by 3.64 m. Having a UPVC double glazed bay window to front aspect. Feature fireplace with timber surround with polished marble inset and half. (Gas fire not working). Original coved ceiling, radiator.

Bedroom Two 12' 10" x 11' 11" (3.92m x 3.63m)

To the front aspect overlooking the front gardens. Radiator, feature tiled fireplace.

Bedroom Three 12' 9" x 11' 11" (3.88m x 3.63m)

Having a Upvc double glazed window to the rear aspect overlooking the rear gardens. Radiator, feature tiled fireplace.

Bathroom 8' 8" x 6' 4" (2.65m x 1.92m)

Having a panelled bath, WC, pedestal wash handbasin. UPVC double glazed obscured window to the rear aspect, part tiled walls, radiator.

Lounge/Dining Room 11' 11" x 12' 9" (3.64m x 3.88m)

Upvc window to the side aspect, radiator, coving to ceiling. Built in cupboard with sliding doors housing electric consumer unit. Feature polished marble fireplace with matching hearth and insert with gas fire (please note not working.)

Kitchen 9' 1" x 7' 7" (2.77m x 2.30m)

Having fitted base units with worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over. Space and plumbing for washing machine, space for an electric cooker. Radiator, part

tiled walls, UPVC double glazed window to the rear aspect, opening into the utility room.

Combined Utility Room/Pantry Store 9' 0" x 4' 0"

(2.74m x 1.22m)

Having a Baxi wall mounted gas fired central heating boiler, UPVC double glazed windows to the side aspect, fitted worksurface with base cabinets. Fitted shelving, part tiled walls, original tiled floor.

First Floor Loft Room 10' 0" x 12' 5" (3.04m x 3.78m)

Access to loft space. Window to the front aspect. Storage to eaves.

Lean To 11' 5" x 5' 4" (3.48m x 1.63m)

3.48 m x 1.63 m of UPVC construction with brick base having UPVC double glazed windows to the rear and side aspect. UPVC double glazed rear entrance door to both sides, fully tiled floors, part tiled walls.

Externally

Elevated front garden having steps leading to the front door. Access to both sides leading to the rear garden. Attractive front garden with shrubs & seasonal plants.

Rear Garden

Fully enclosed with extensive lawned gardens. Mature fruit trees.

Please Note

The property will be sold subject to an overage clause. Should planning permission be granted for any additional dwellings, then an overage of 25% overage will be applied. This will become payable on planning approval. Viewers are encouraged to make their own enquiries regarding planning permissions.



Note:
Council Tax Band: C

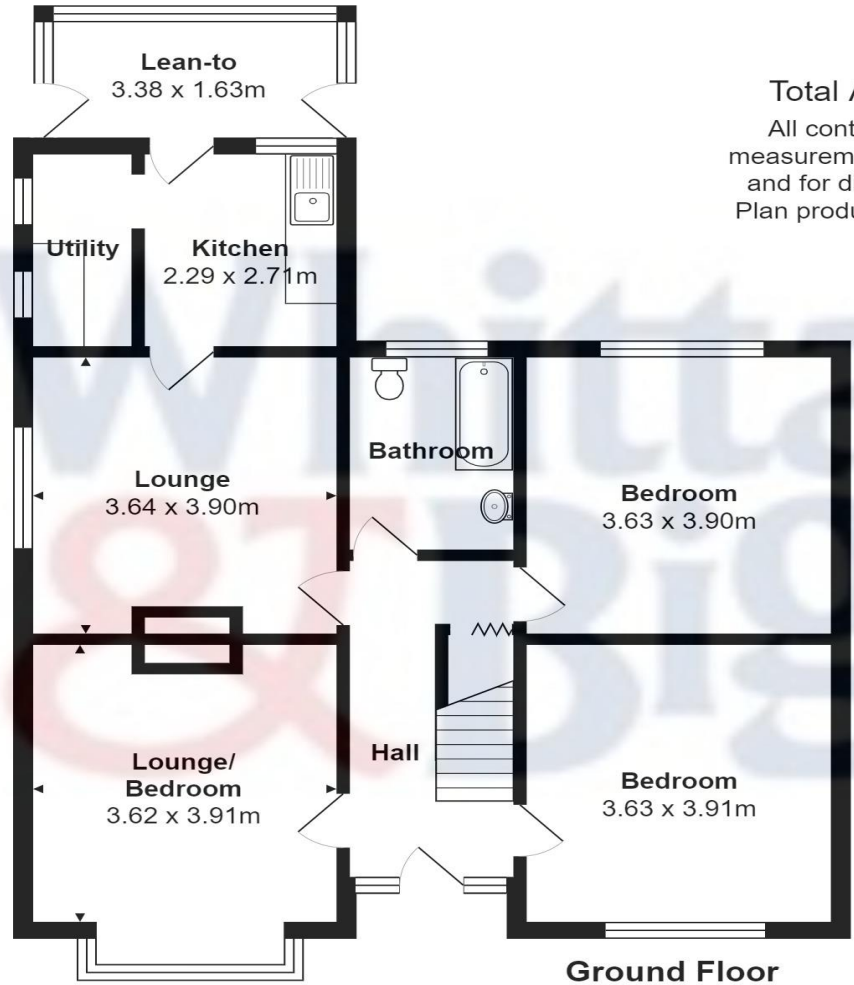
EPC Rating: TBC

Tenure: believed to be Freehold

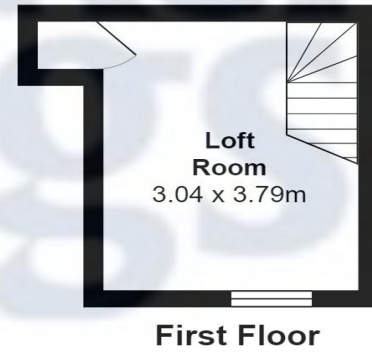








Total Area: 104.5 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Ground Floor

First Floor



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