



Ivy house Road, Biddulph, ST8 6RF.  
£255,000

Whittaker Est. 1930  
& Biggs



# Ivy house Road,

Biddulph, ST8 6RF.

This detached bungalow has fantastic sized accommodation with so much potential. This sizeable home has three bedrooms and two reception rooms plus an impressive sized loft space with two generous sized rooms, one of which has been partially converted. The loft could accommodate a superb sized bedroom with an ensuite & dressing room or two bedrooms, all with partial views over Biddulph Moor & towards Congleton Edge, should you choose to fully convert the loft space. The three bedrooms & two reception rooms also offer versatile accommodation which could be reconfigured to create a dining kitchen or an extended lounge as well as a useful loft room. The front porch leads into a sizeable hallway. The main lounge and bedroom one each enjoy views overlooking Biddulph Moor on the horizon. From the dining room, there is a serving hatch through to the kitchen which has a range of units plus a pantry store. From the kitchen there is a lean to which could be replaced with a conservatory, if required. The bathroom is also spacious in size. The bungalow is located within the popular village of Gillow Heath with access to Biddulph Valley Walkway nearby. Externally the property occupies a generous sized plot with front views over Biddulph Moor. There is a side driveway allowing plentiful parking in addition to the detached garage. The rear gardens are delightful come the Spring & Summer, stocked with an assortment of shrubs & plants. The generous sized lawns & patio provide further scope for extension to this already spacious property which would create a wonderful family home. Offered for sale with no upward chain.





### Entrance porch

Fully enclosed entrance porch having a UPVC double glazed front entrance door with obscured glazed panelling and matching side panels. Timber glazed door giving access into hallway.

### Hall 18' 6" x 4' 9" (5.64m x 1.44m)

Having access to loft space with pull down ladder.

### Loft Room 10' 0" x 9' 11" (3.06m x 3.02m)

9.06m overall measurement into 2nd loft room x 4.14m plus eaves. Having a UPVC double glazed window to the rear aspect. Fully boarded.

### Bedroom One 11' 2" x 10' 11" (3.40m x 3.33m)

Having a UPVC double glaze window to the front aspect from view on horizon over Biddulph Moor. Radiator.

### Bedroom Two 10' 11" x 10' 1" (3.32m x 3.07m)

UPVC double glaze window to the rear aspect overlooking the rear gardens. Radiator, fitted shelving to side wall.

### Bedroom Three 10' 11" x 6' 10" (3.33m x 2.09m)

Having UPVC double glaze window to the side aspect, radiator, fixed shelving to wall.

### Bathroom 7' 8" x 7' 8" (2.34m x 2.33m)

Having a three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Fully tiled walls, radiator, UPVC double glazed obscure window to the rear aspect. Linen storage cupboard.

### Kitchen 11' 0" x 10' 10" (3.35m x 3.31m)

Having a range of cupboard and base units with fitted work surface over incorporating a single drainer, stainless steel sink unit with mixer tap over. Plumbing for washing machine, space for fridge and separate freezer, gas cooker, fitted collapsible breakfast bar with serving hatch through to the dining room. Radiator,

UPVC double glazed window to the side aspect with partial views on horizon. Pantry store with fitted shelving also housing electric consumer unit and gas meter. UPVC double glazed rear entrance door with half glazed panel, giving access into lean to.

### Lean To 5' 9" x 7' 6" (1.76m x 2.28m)

Having single glazed windows to the rear & sides with polycarbonate roof. Vinyl flooring, side entrance door giving access onto the rear gardens.

### Dining Room 10' 10" x 6' 2" (3.30m x 1.87m)

Having a UPVC double glaze window to the side aspect, radiator. Glazed panel wall with sliding door opening through to the lounge, serving hatch through to the adjoining kitchen.

### Lounge 15' 1" x 10' 10" (4.60m x 3.29m)

Having a UPVC double glazed window to the front aspect with views on the horizon over Congleton Edge and Biddulph Moor. Radiator, panelled wall with feature stone fireplace & timber mantle with gas fire set upon on metal brass effect hearth. Wall light points, sliding obscure glazed door given access into the dining room.

### Externally

The property is approached from the roadside onto the side driveway allowing off road parking for several vehicles in addition to the detached garage with metal up & over door. Access to the rear garden. Attractive front garden laid to lawn with feature borders.

### Rear Garden

Good sized, fully enclosed rear garden predominantly laid to lawn with adjoining patio. Steps up to lawned gardens. Pathway to the head of the garden with timber shed & greenhouse.





Note:  
Council Tax Band: C

EPC Rating: TBC

Tenure: believed to be Freehold



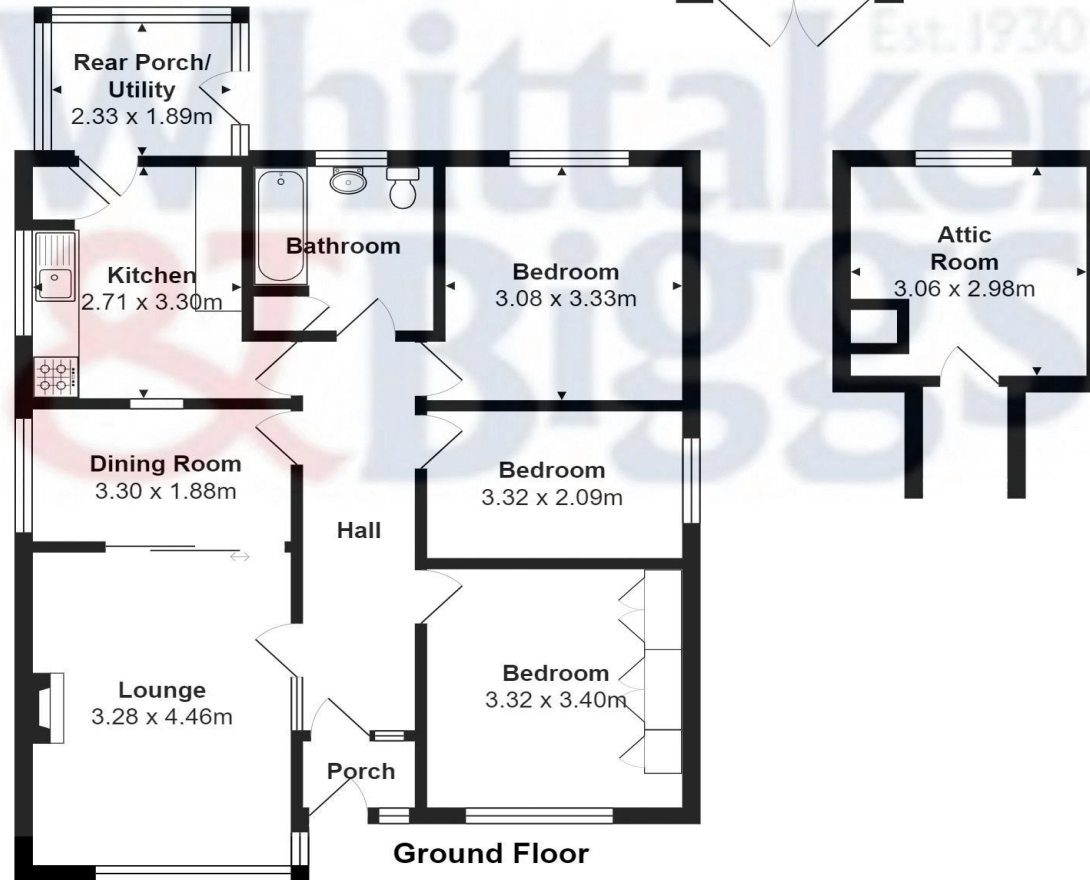
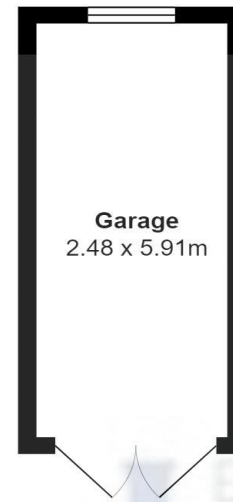








Total Area: 110.2 m<sup>2</sup>  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed







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