



Grange Road, Biddulph, ST8 7SB.
£320,000

Whittaker Est. 1930
& Biggs

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It's a beautiful day every day when you live directly opposite Biddulph Grange Gardens & National Trust grounds. Live the lifestyle with this beautiful 1930's home which is full of character as well as stunning surroundings. Location is everything but so is accommodation of which this immaculately presented home doesn't disappoint. There are two reception rooms divided by glazed oak doors which adjoins the two rooms when required, which is perfect for entertaining. The rear room is presently used as a dining room & has a feature fireplace & adjoining conservatory which allows additional accommodation as well as views over Congleton Edge on the horizon. The modern kitchen has quality ceiling height units for a sleek design & additional storage plus luxurious quartz worktops & complete range of quality integrated appliances by Neff & Bosch. The 1930s entrance hall has an externally covered open arched porch with original Minton tiling. From the hallway there is a conveniently situated ground floor cloaks with a modern suite. The first floor doesn't disappoint with its rear views over Congleton Edge. There are three bedrooms including two doubles with the rear having a range of quality fitted wardrobes. The family bathroom has been refurbished with a luxurious Villeroy & Boch suite including a shower bath & built-in bathroom furniture allowing plentiful storage. Externally the property stands proudly within an elevated plot having landscaped front & rear gardens stocked with seasonal plants & shrubs. There is a widened driveway which extends to the side of the property. As well as all year



Entrance Porch

Cupboard entrance porch with original brick archway and Minton tiled floor. Composite front entrance door with obscured glazed panelling and matching side panels.

Entrance Hall

The entrance hall, has a radiator, and an oak staircase, giving access to the first floor. Grey wood wash effect, Karndean flooring. Radiator, under stairs, store cupboard.

Ground floor cloaks

Having a modern suite with a wall-mounted wash hand basin set in a vanity storage unit with a quart worktop. Radiator, WC with concealed system. Continuous grey wood wash effect, Karndean flooring, UPVC double glazed obscured window to the side aspect. Recess LED lighting, gas central heating boiler.

Kitchen 8' 4" x 14' 1" (2.54m x 4.30m)

Kitchen 4.30 m x 1.89 m, extending to 2.54 m. Having a range of modern white ceiling height wall mounted and base units with fitted quartz worktops in a marble finish. Incorporating Franke one-and-a-half bowl, single drainer stainless steel sink unit with inscribed quartz drainer having a mixer tap over. Range of quality integral appliances, including a Neff combination oven with additional Neff combination oven & grill with a separate combination Microwave oven and grill with touch controls. Neff warming drawer. Matching Neff induction hob with touch controls. Dishwasher, Bosch fridge & separate freezer. Tall sending anthracite radiator. Washer dryer by AEG. Curved end cupboard panelling, UPVC double-glazed obscure window to the side aspect, having far-reaching views on the horizon over Congleton edge. UPVC double-glazed window and rear entrance door giving access to the rear gardens. Recessed LED lighting, continuous Karndean, grey wood wash effect flooring.

Dining Room 12' 7" x 12' 2" (3.83m x 3.70m)

Dining room, 3.70 m x 3.83 m, having ornate coved ceiling, picture rail, radiator. Feature fireplace with timber mantle and concealed gas connection. Ornate ceiling rose. Oak doors with glazed panelling open into the lounge. Opening into the Adjoining conservatory

Conservatory 8' 6" x 11' 10" (2.59m x 3.61m)

Conservatory, 3.61 m, 2.59 m. Adjoining the dining room has a tiled floor, radiator, UPVC double-glazed door with a full-length glazed panel having views over Congleton edge and also giving access to the patio and gardens. Self-cleaning glazed roof with sun-deflecting tint, UPVC double glazed obscured window to side, UPVC double glazed window to the rear aspect overlooking the gardens. Radiator.

Lounge 12' 2" x 15' 7" (3.70m x 4.75m)

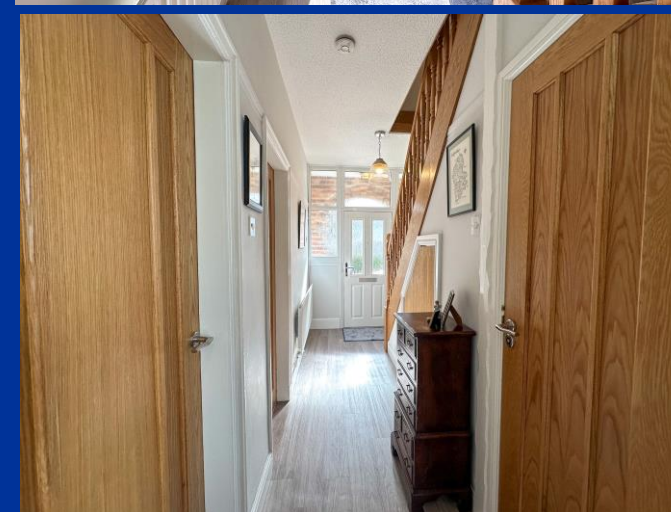
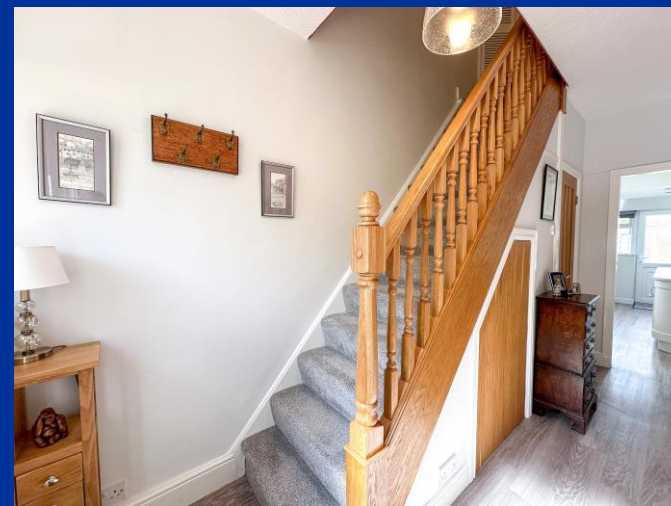
Lounge 4.75m into bay x 3.70m UPVC double glazed bay window to front aspect, radiator, ornate coving to ceiling, picture rail. Feature fireplace with gas fire set within a polished stone surround with inset lighting.

First Floor Landing

First-floor landing, having access to loft space, oak spindle staircase with balustrade. Built-in corner cupboard with shelving having louvre doors.

Bathroom 6' 5" x 9' 5" (1.95m x 2.86m)

Bathroom 2.86 m x 1.95 m having a quality suite by Villeroy and Boch, wall-mounted wash hand basin with vanity storage unit, P- shaped panelled bath with electric Triton over bath shower with curved shower screen and central mixer taps, low level WC. Chrome heated towel, radiator, fully tiled walls and floor, fitted Walnut gloss finished bathroom furniture with concealed storage. UPVC double-glazed obscured window to the rear aspect, recess LED lighting to ceiling and extractor fan.



Bedroom One 12' 2" x 12' 7" (3.70m x 3.84m)

Bedroom One 3.84 m x 3.70 m into the wardrobe, having a UPVC double-glazed window to the rear aspect with views on the horizon over Congleton Edge. Range of quality fitted bedroom furniture with matching dressing table and bedside cabinets. A comprehensive range of fitted wardrobes with storage drawers and hanging rails. Radiator, coving to ceiling, picture rail.

Bedroom Two 12' 2" x 12' 7" (3.70m x 3.84m)

Bedroom Two 3.84 m x 3.70 m. Having a UPVC double-glazed window to the front aspect adjacent to Biddulph Grange Gardens. Radiator, coving to ceiling, picture rail.

Bedroom Three 6' 7" x 6' 1" (2.00m x 1.86m)

Bedroom Three 1.86m by 2.00 m. Having an UPVC double-glazed window to the front aspect adjacent to Biddulph Grange Gardens. Radiator.

Externally

The rear garden is fully enclosed and enjoys a good degree of privacy, as well as views on the horizon over

Congleton Edge. Extensive block paved patio with adjoining shaped lawn garden with feature borders and vegetable garden. Hedging to the boundary and timber fencing. Gated access to the side of the property and driveway. Front garden elevated & laid to lawn with feature floral borders. Side driveway allowing off-road parking.









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