



Halls Road, Gillow Heath, ST8 6DD.
£220,000

Whittaker Est. 1930
& Biggs

Halls Road, Gillow Heath, ST8 6DD.

An opportunity to acquire a detached bungalow occupying a non estate position within the ever popular village location of Gillow Heath.

Located directly opposite Halls Road Recreational Grounds with its open fields and tennis courts.

There's also the Biddulph valley walk nearby with its picturesque scenery and direct track to neighbouring Congleton town.

The bungalow has two double bedrooms, spacious lounge and a dining kitchen. From the kitchen there is a UPVC conservatory, which overlooks the garden. Externally there are well maintained front and rear gardens. The rear garden has an elevated patio with an additional lawned garden.

There is gated access from the side of the property and through the detached garage. There is also a tarmac driveway providing off road parking.

Offered for sale with no upward chain.



Entrance Hall

Having coving to ceiling, UPVC double glazed side entrance door with obscured glazed panel. Cupboard housing hot water cylinder with linen storage over. Additional storage cupboard.

Lounge 15' 9" x 10' 11" (4.79m x 3.32m)

Having a UPVC bow shaped window to the front aspect, radiator, coving to ceiling. Feature timber fireplace with marble effect inset and matching hearth with gas fire.

Dining Kitchen 9' 9" x 10' 11" (2.98m x 3.33m)

Having a range of white wall mounted cupboard and base units, with fitted worksurface over incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap over. Space for an electric cooker with extractor fan over, plumbing for washing machine. Defined area for a dining table. Part tiled walls, radiator. UPVC double glazed window overlooking the rear garden. Door giving access into conservatory.

Conservatory 7' 1" x 5' 9" (2.15m x 1.74m)

Of UPVC construction with windows to the rear and side overlooking the gardens. UPVC side entrance door giving access to the garden.

Bedroom Two 9' 9" x 9' 11" (2.97m x 3.01m)

Having a UPVC double glazed window to the rear aspect overlook in the gardens. Radiator.

Bedroom One 11' 6" x 9' 9" (3.50m x 2.97m)

Having a UPVC double glazed bow window to the front aspect, radiator.

Bathroom 6' 11" x 6' 9" (2.11m x 2.06m)

Having a white suite comprising of panelled bath with over bath mixer tap shower attachment, pedestal wash hand basin, low level WC. Half tiled walls, coving to ceiling, radiator, UPVC double glazed window to the side aspect.

Externally

Garage 7' 10" x 17' 9" (2.39m x 5.40m)

Upvc double glazed window to the rear aspect, UPVC double glazed side entrance door with obscured panel, electric light and power point, metal up and over garage door.

Garden

Property is approached from the roadside via a tarmacked driveway with block paved edging, providing off-road parking in addition to the garage. Landscaped front garden laid to lawn with feature borders, offering a good degree of privacy. Side access to the rear of the property and the rear garden, fully enclosed with an elevated paved patio and steps down to the lawned gardens having a range of shrubs, plants and seasonal flowers.



Note:
Council Tax Band: C

EPC Rating: D

Tenure: believed to be Freehold

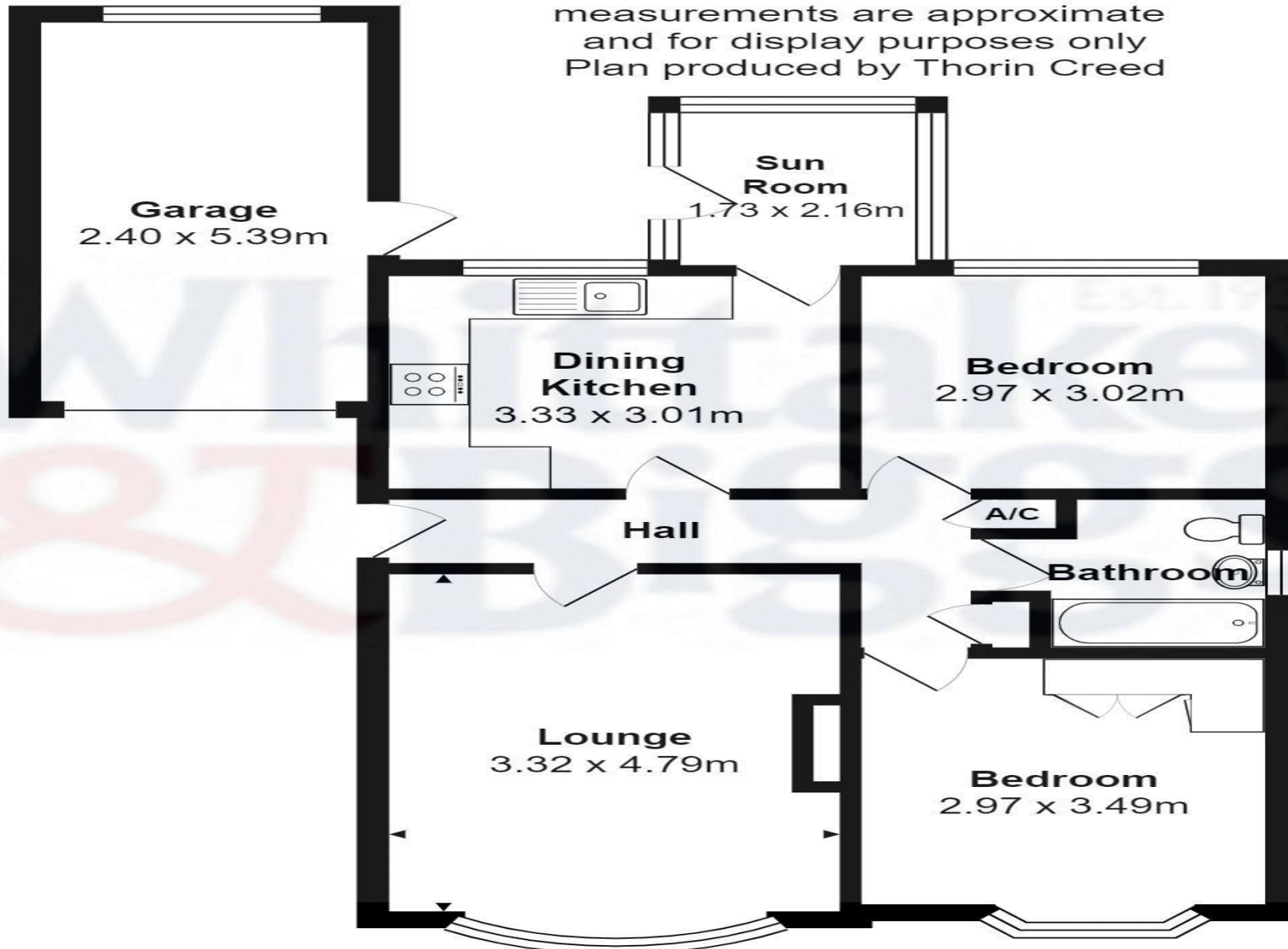






Total Area: 75.0 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed





IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

34 High Street Biddulph Stoke-On-Trent Staffordshire ST8
6AP
T: 01782 522117
E: biddulph@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Whittaker & Biggs Est. 1930