



Greenways, Rudyard Road, Biddulph Moor, ST8 7JW.
£437,500

Whittaker Est. 1930
& Biggs

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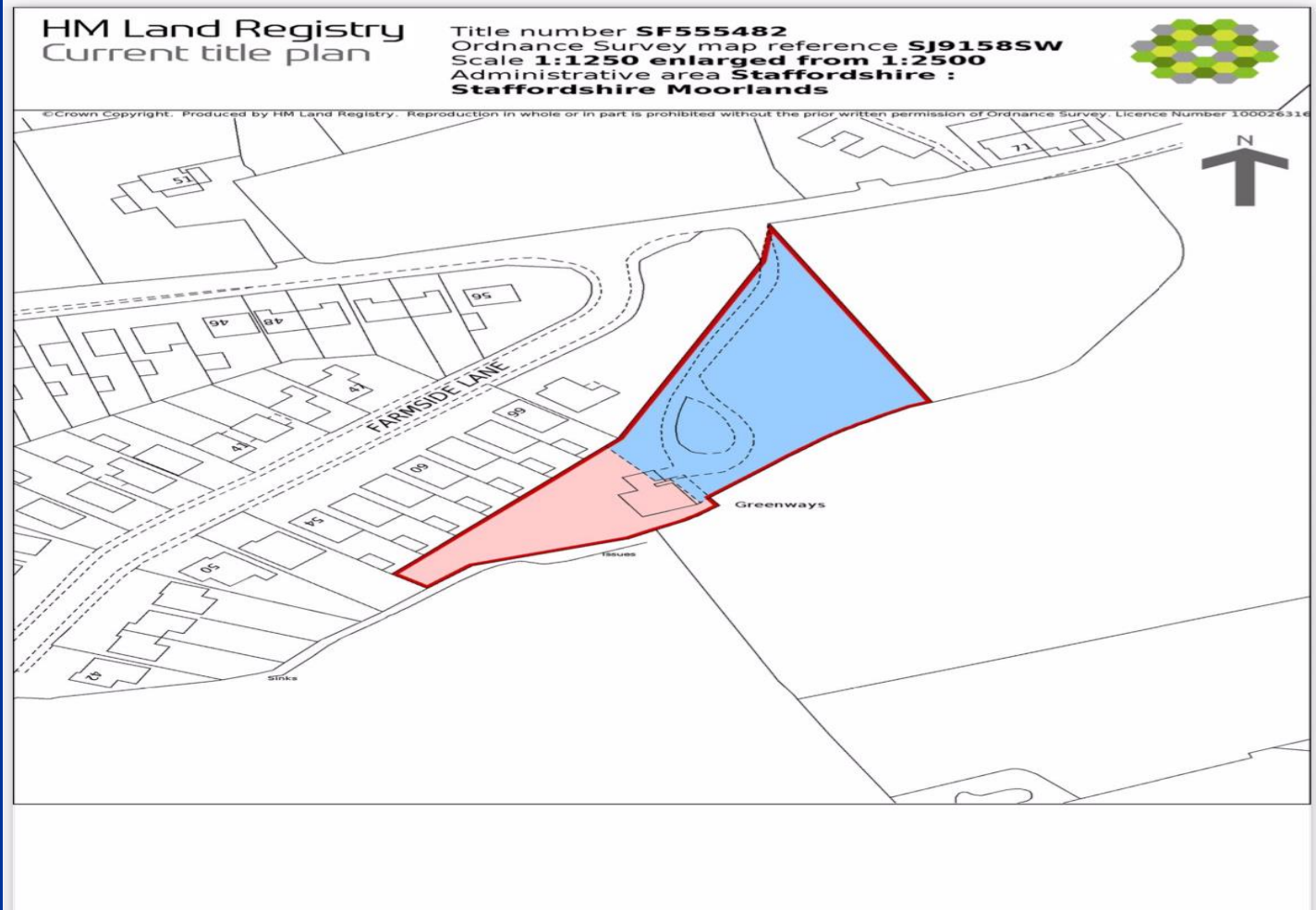
A rare & exciting opportunity to acquire a detached property set within a one acre plot, surrounded by open fields & countryside.

The property is in need of full modernization, however, this opportunity brings much potential to either develop or extend. There is also a possibility to demolish and rebuild to purchaser's own specification to create a fantastic lifestyle property, subject to obtaining the necessary planning permissions.

The property would also benefit from further extension by way of demolishing the existing garage to make way for a two-storey extension. Nestled within an acre plot, having well proportioned front and rear gardens with views over the land and adjoining fields, this idyllic & private setting is obscured from the roadside, approached via a long private track road. Despite its present exterior it is easy to visualise the potential the property holds, which is sure to attract the attention of families looking to acquire a property with forever home potential and developers looking for an exciting opportunity. At present there are three bedrooms, lounge, dining kitchen, utility and rear conservatory.

Located within the picturesque semi-rural location of Biddulph Moor surrounded by open countryside. The property straddles the Staffordshire and Cheshire borders, which brings rolling countryside and amenities through neighbouring towns of Biddulph, Leek and Congleton. There is railway travel with a direct route to Manchester, approximately 4 miles away via Congleton station. Nearby beauty spots include Rudyard Lake, Knypersley reservoir as well as many rural walks.

Offered for sale with no upward chain, properties of this calibre are few, therefore a viewing appointment comes highly recommended to appreciate the potential on offer.



Lean to/Utility 12' 10" x 8' 7" (3.9m x 2.62m)

Having single glazed windows to the rear and side aspects, overlooking the gardens. Part glazed timber entrance door. Worcester Bosch oil fired central heating boiler, plumbing for washing machine. Half glazed timber door giving access to kitchen.

Kitchen 12' 1" x 7' 8" (3.69m x 2.33m)

Overall measurement 6.80m into dining area. Having a range of wall mounted cupboard and base units with fitted work surface over, single drainer stainless steel sink unit, space for an electric cooker. Tiled floor, sliding patio doors giving access onto the front gardens, radiator.

Dining Area 14' 7" x 8' 4" (4.44m x 2.55m)

Having stairs off to the first floor landing, sliding patio doors opening into the conservatory. Radiator.

Lounge 18' 8" x 12' 10" (5.69m x 3.92m)

Having sliding patio doors to the rear aspect. Radiator, feature stone tiled fireplace, window to the front aspect, coving to ceiling.

Conservatory 7' 6" x 7' 5" (2.28m x 2.25m)

Of UPVC construction with dwarf brick wall, UPVC windows to the rear and side aspect. Door to the rear garden.

First Floor Landing

Having window to side aspect.

Bedroom One 12' 0" x 13' 2" (3.67m x 4.02m)

Having dual aspect windows to the front and rear aspect, radiator.

Bedroom Two 11' 10" x 11' 11" (3.60m x 3.62m)

Window to rear aspect with far reaching views, radiator. Built in store cupboard.

Bedroom Three 8' 10" x 6' 9" (2.70m x 2.05m)

Airing cupboard, window to side aspect.

Bathroom 8' 9" x 4' 11" (2.66m x 1.51m)

Panelled bath, low level w.c, wash hand basin. Obscured window to the side aspect, radiator. Part tiled walls.

Garage 21' 8" x 18' 8" (6.60m x 5.70m)

Having double timber doors. Windows to the rear aspect.

External

Externally the property is approached from the roadside onto a private driveway, which leads to the front of the property and the attached garage. Driveway providing off road parking in addition to the double garage. To the rear aspect there are lawned gardens extending to the rear and side aspect. The gardens are of a generous size & adjoin open fields. To the front of the property there is a paddock of grass land, which adjoins the driveway & open fields. The entirety of the plot extends to approximately 0.98 acres as detailed on our plan.



Note:

Council Tax Band: E

EPC Rating: Band E

Tenure: believed to be Freehold

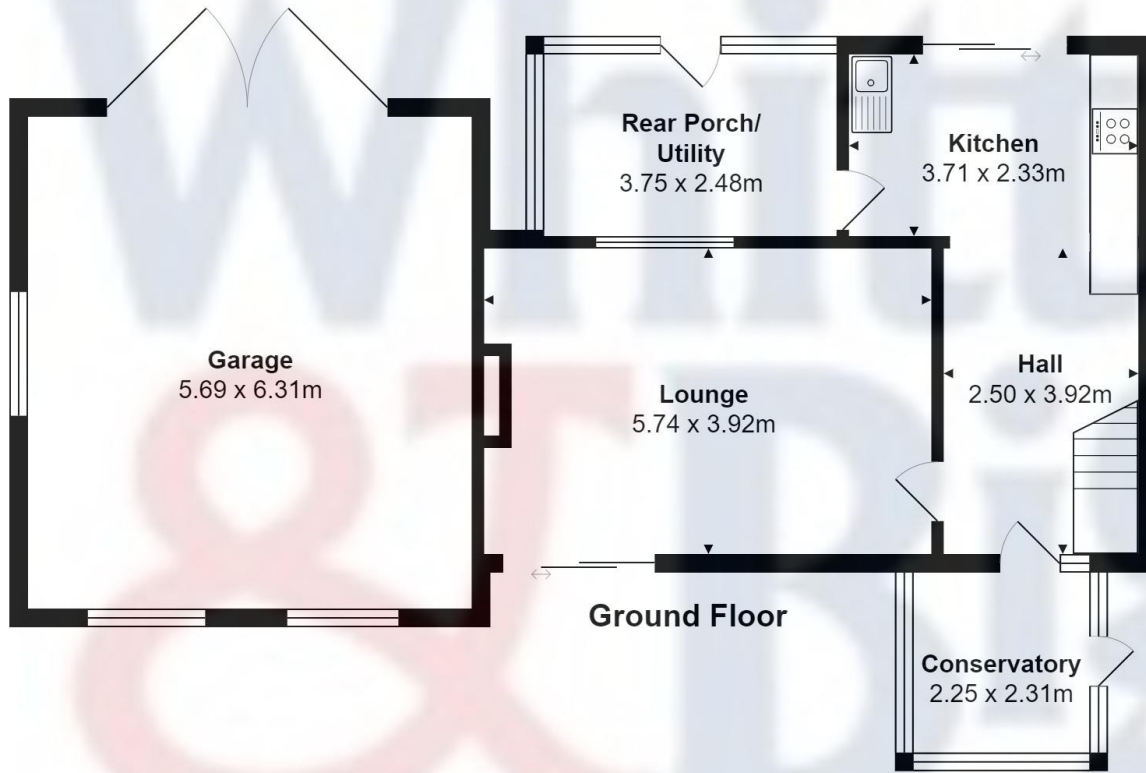
Overage

An overage provision will be triggered should planning permission be granted for more than two dwellings upon the site. This provision will be a 25% uplift in value within 25 years from the date of purchase. For further information contact the Biddulph office on 01782 522117.



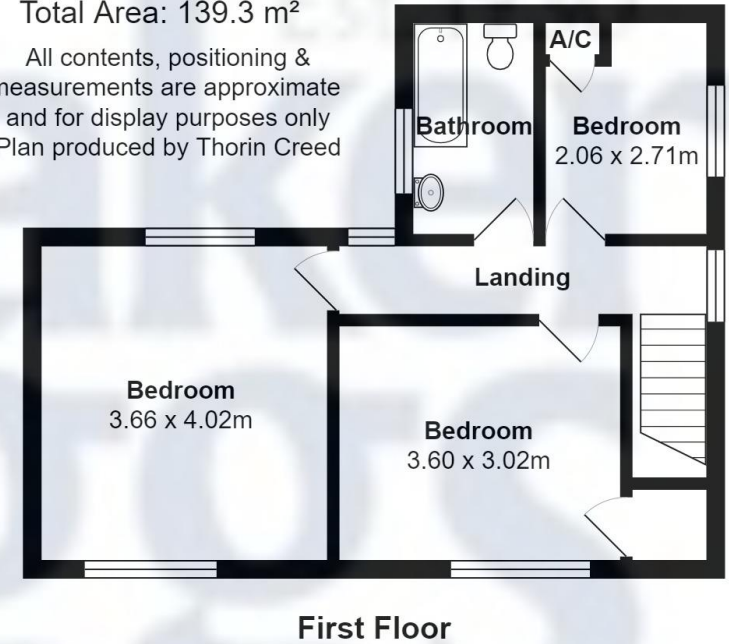






Total Area: 139.3 m²

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



HM Land Registry
Current title plan

Title number **SF555482**
Ordnance Survey map reference **SJ9158SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Staffordshire :**
Staffordshire Moorlands



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