



Rowan Close, Biddulph Moor, ST8 7TR.  
£384,950

Whittaker Est. 1930  
& Biggs



## Rowan Close, Biddulph Moor, ST8 7TR.

This individual family-sized home is located in one of Biddulph Moor's most prestigious developments of individual houses.

Located within the semi-rural location of Biddulph Moor, this family home has four double bedrooms & spacious accommodation on the ground floor which can be reconfigured to create an open-plan dining kitchen without the need to extend. However, there is much potential to extend, if desired.

There is also an integral garage that offers potential for conversion. The home has a delightful reception hallway which is a standout feature of the home along with the generous-sized landing. There is an open-plan lounge dining room at present, plus a breakfast kitchen. For convenience, there is a separate utility room & ground-floor cloaks in addition to the first-floor family bathroom & en suite bathroom to the master bedroom.

Externally there is a fantastic sized enclosed rear garden as well as a generous sized frontage allowing plentiful parking. Although in need of modernisation, this individual home once refurbished would create a perfect forever family home.

Offered for sale with no upward chain.





**Reception Hall** 8' 11" x 17' 3" (2.71m x 5.27m) max  
Wall light points, economy 7 heater, coving to ceiling, front entrance door with decorative stained glass panelling and matching full-length panels to sides. Stairs off to 1st-floor landing. Door to Integral garage.

**Integral Garage** 9' 9" x 19' 8" (2.98m x 6.00m)  
Having electric light and power, GRP (Glass Reinforced Plastic) up and over door.

#### **Ground Floor Cloaks**

Ground floor cloaks having a WC and wash hand basin. Shaver light point, wall-mounted Dimplex electric heater, UPVC double glazed obscured window to the side aspect, fully tiled walls and floor, alarm controls.

#### **Utility room** 7' 1" x 9' 7" (2.15m x 2.93m)

Fully tiled walls and floor, UPVC double glazed window to the rear aspect with UPVC double glazed door with obscured glazed panel. Built-in store cupboards and economy 7 heater.

#### **Open Plan Lounge/Diner** 17' 0" x 13' 0" (5.18m x 3.96m)

A UPVC double-glazed box bay window to the front aspect features a brick-open fireplace incorporating display shelving. Coving to ceiling, electric economy 7 heater, wall light points. Open archway into the dining room.

#### **Dining Room** 10' 4" x 10' 1" (3.16m x 3.07m)

Having coving to ceiling, electric economy 7 heater. UPVC double-glazed sliding patio doors give access to the rear patio and gardens. Serving hatch into the kitchen.

#### **Breakfast Kitchen** 9' 9" x 11' 9" (2.98m x 3.57m)

3.57 m x 2.98 m.

Having a range of oak effect wall mounted cupboard and base units with fitted work surface over

incorporating a composite single drainer sink unit with mixer tap over. Integral electric combination double oven and grill, separate four-ring ceramic hob with extractor fan over. Integral fridge freezer. Economy 7 storage heater, fully tiled walls and floor, UPVC double-glazed window to the rear aspect overlooking the gardens. Serving hatch through to dining room.

#### **First Floor Gallery Landing** 15' 11" x 8' 10" (4.84m x 2.68m)

Airing cupboard housing hot water cylinder with overhead storage, access to loft space, coving to ceiling.

#### **Bedroom One** 13' 0" x 12' 11" (3.96m x 3.93m)

Having UPVC double glazed window to the front aspect, electric economy 7 storage heater.

#### **En-suite** 7' 3" x 8' 11" (2.21m x 2.72m)

Having a corner bath with mixer shower tap, pedestal wash hand basin, low-level WC, built-in tiled niche and display storage and built-in store cupboard. Double glazed obscure window to the front aspect, chrome heated towel radiator, shaver light point, fully tiled walls.

#### **Bedroom Two** 9' 8" x 14' 9" (2.95m x 4.50m)

UPVC double glazed window to the front aspect, electric economy 7 storage heater.

#### **Family Bathroom** 6' 6" x 9' 8" (1.97m x 2.94m)

Has a panelled bath with a bath electric shower and bifold shower screen, a pedestal wash hand basin, and a low-level WC. Electric economy 7 storage heater, fully tiled walls and timber-clad ceiling. Built-in cupboard, shaver light point. UPVC double-glazed obscure window to the rear aspect.





**Bedroom Three** 13' 0" x 13' 10" (3.95m x 4.22m)  
4.22 m x 3.95 m reducing to 3.05 m. Having UPVC double glazed window to the rear aspect overlooking the rear garden, electric economy 7 storage heater.

**Bedroom Four** 10' 0" x 11' 10" (3.05m x 3.60m)  
Having a UPVC double-glazed window to the rear aspect overlooking the rear gardens. Electric economy 7 storage heater.

**Externally**  
There is a generous-sized front driveway allowing ample off-road parking in addition to the integral garage. Access to the rear garden.

**Rear Garden**  
Good sized, fully enclosed rear garden laid to lawn with an adjoining patio. Feature borders to the head of the garden established bushes & shrubs. Enjoying a good degree of privacy.

Note:  
Council Tax Band: E  
EPC Rating: E

Tenure: believed to be Freehold















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