



Rudyard Road, Biddulph Moor, ST8 7JN.

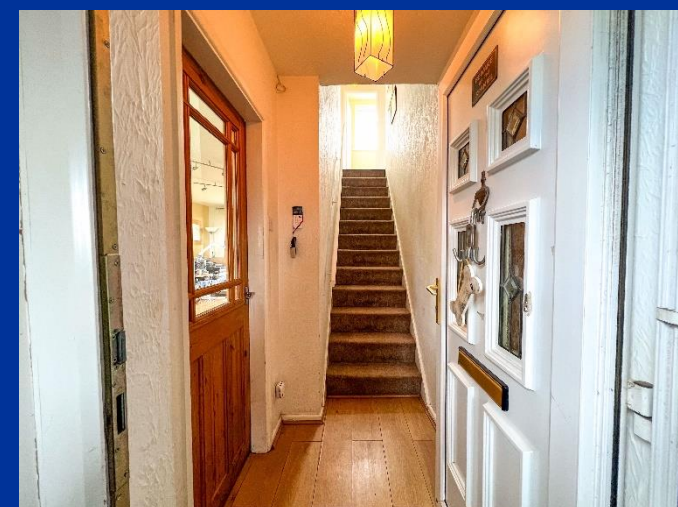
£275,000

Whittaker Est. 1930  
& Biggs



# Rudyard Road, Biddulph Moor, ST8 7JN.

We are pleased to present to the market this three bedroom semi-detached home offering far reaching uninterrupted views of the open countryside. Boasting a superb size plot with additional land purchased by the current occupier which has created a separate gravelled driveway with private gates, providing parking for motorhome/ caravan at the rear of the home. The front of the property also offers a good-sized driveway for vehicles. The southerly facing lawned gardens and spacious patio area are certainly an appealing feature of this home whilst offering a good degree of privacy. Internally the home comprises of two reception rooms, with the lounge area benefiting from French doors with direct access onto the delightful garden. There is a separate dining room which could be used for an array of uses. The breakfast kitchen is fitted with modern units and has a useful storage cupboard in addition to the separate utility area. For your convenience there is a downstairs WC. To the first floor there are three double bedrooms with two of the bedrooms offering those previously mentioned countryside views and to complete the first floor there is a bathroom and a separate WC. Situated in the semi-rural village of Biddulph Moor, with beautiful open countryside on your doorstep and local amenities within close proximity. Biddulph town centre is a short distance away and offers a variety of shopping facilities. Congleton Railway Station is just 2.5 miles away with links to mainline national railway networks, with the town of Congleton offering easy access to the main M6 transport routes. The larger town centre of Stoke on Trent is just 7 miles to the south and is filled with a wide range of superstores, shops and retail parks. Offered with no upward chain an early viewing is highly recommended to fully appreciate the location and qualities this home has to offer.





### Entrance Porch

Having a UPVC front entrance door and a UPVC double glazed window to the side aspect. Access into the entrance hall Tiled flooring. Recessed downlights.

### Lounge 22' 1" x 11' 7" (6.74m x 3.52m)

Having a UPVC double glazed window to the front aspect and UPVC double glazed French doors and side windows to the rear, access to the lawned garden. Wood effect laminate flooring. Two double radiators. Feature fireplace comprising of an electric pebble effect fire.

### Dining Room 10' 10" x 9' 0" (3.29m x 2.74m)

Having a UPVC double glazed window to the front and side aspect. Wood effect Laminate flooring. Radiator.

### Kitchen/Breakfast Room 10' 4" x 12' 4" (3.15m x 3.75m)

Having a UPVC double glazed window to the rear aspect with views of the garden, a UPVC side door with access to the garden. Having a range of wall cupboard and base units with work surfaces over incorporating a 1.5 bowl stainless steel sink and drainer with chrome mixer tap over, tiled splashbacks. Space and plumbing for dishwasher space for fridge, space for oven with extractor hood over. Tiled floors. Handy storage incorporating shelving.

### Utility room 5' 1" x 5' 11" (1.54m x 1.8m)

Space and plumbing for washing machine and dryer. space for fridge freezer. Having a UPVC side access door. Tiled flooring. Though to-

### WC

Having a low-level WC with push flush wall mounted hand wash basin with mixer taps over, tiled splashback. Tiled flooring

### First Floor Landing

Having access to the loft Storage cupboard housing the water tank with handy shelving units above.

### Bedroom One 10' 2" x 11' 7" (3.09m x 3.53m)

Having a UPVC double glazed window to the front aspect with uninterrupted open views of the countryside. Double radiator.

### Bedroom Two 11' 1" x 9' 3" (3.38m x 2.81m)

Having a UPVC double glazed window to the front aspect with open countryside views. Radiator. Fitted cupboard with hanging space and storage.

### Bedroom Three 9' 2" x 8' 2" (2.79m x 2.49m)

Having a UPVC double glazed window to the rear aspect with views of the garden. Double radiator. Wood effect Laminate flooring. Fitting cupboard with hanging space and storage.

### Bathroom 8' 0" x 5' 10" (2.45m x 1.77m)

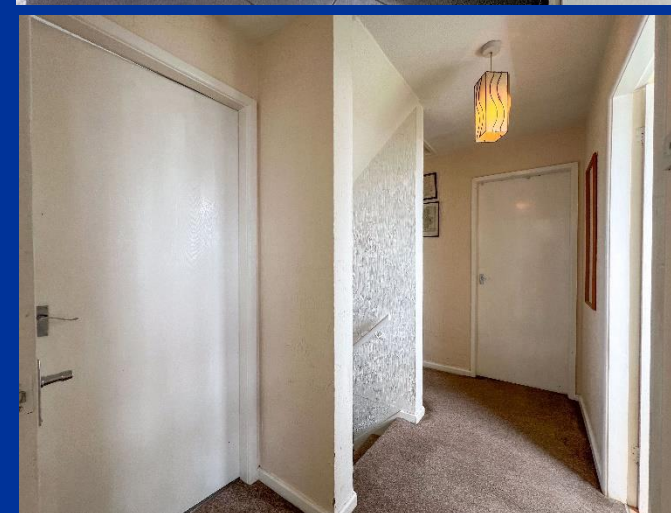
Having a UPVC double glazed obscure window to the rear aspect. Comprising of a panel bath with mixer taps over, spare double width shower cubicle housing a power shower. Pedestal hand wash basin with mixer taps over. Tiled walls and tiled floors. Chrome heated towel rail. Extractor fan.

### Toilet 2' 8" x 6' 2" (0.81m x 1.89m)

Having a UPVC double glazed obscure window to the rear aspect. WC. Wood effect laminate flooring.

### Externally

To the front of the property there is double width driveway providing ample parking. Having a lawned garden with a range of mixed flower beds, mature bushes and trees. To the rear of the property there is a fully enclosed lawned garden with an array of mature plants, bushes and mixed shrubs and a good size spacious patio area which extends to the full width of the home. A paved pathway providing access down the side and refuse storage. There is a access and a private gravel driveway at the rear of the home with double gates providing additional parking for either a motorhome/ caravan and space for a shed if desired.





Note:  
Council Tax Band: Band C

EPC Rating: D

Tenure: believed to be freehold.

















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