



Tunstall Road, Biddulph, ST8 6HH.
£235,000

Whittaker ^{Est. 1930}
& Biggs

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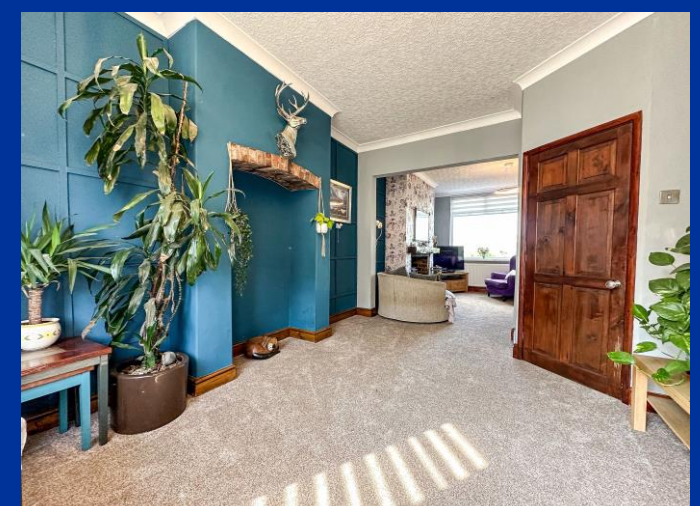
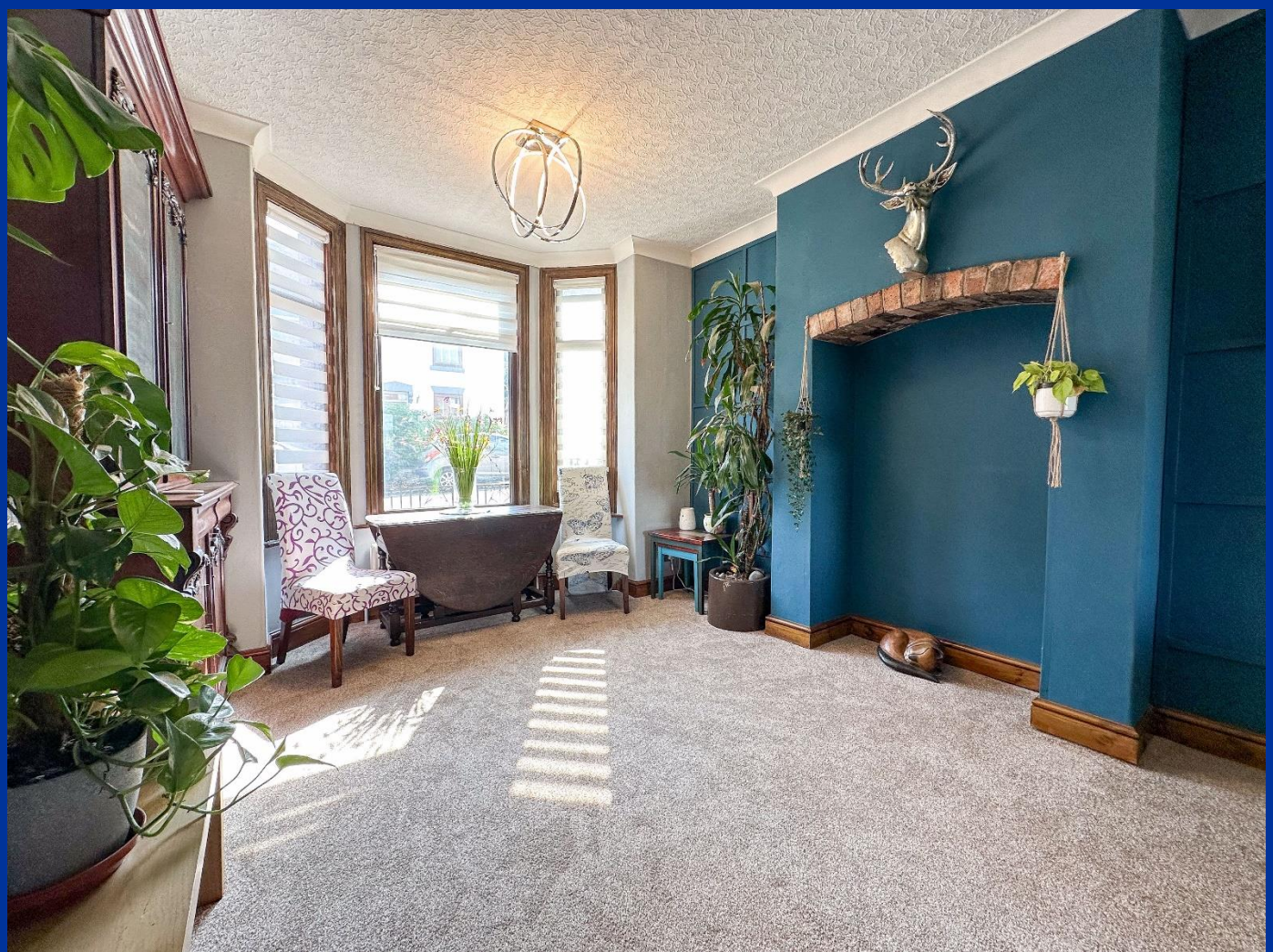
A truly fantastic sized home with deceptively spacious accommodation over four floors all with magnificent views over Mow Cop from the rear aspect.

There is annex potential to the ground floor basement and also a superb sized enclosed rear garden, as well as off road parking. The accommodation includes three bedrooms plus a useful converted loft room & a recently refurbished (December 23) family bathroom with a free standing bath and separate shower cubicle.

The spacious open plan lounge has a feature fireplace with a multi fuel stove and full views from the rear over Mow Cop, whilst the adjoining open plan dining room has a traditional bay window and feature niche to the chimney recess.

The kitchen is well equipped with a walk out raised terrace, which is perfect for alfresco dining and taking in the evening sunsets.

The ground floor basement is full of potential, with a games room, wine cellar and combined utility with W.C, all accessible from the house and exterior of the property. The rear garage is impressive in size with a lawned garden area, fruit trees and kitchen garden offering lots of potential for families and gardening enthusiasts. This traditional home also has a fore courted frontage and a traditional hallway. A property like this is full of potential and certainly lends itself to a variety of purchasers including families, downsizers and first time buyers.



Entrance Hall

Having a UPVC double glazed front entrance door, with half moon glazed over door panel. Radiator, stairs off to first floor landing, coving to ceiling and original coved arch, wall light point, stairs giving access to the lower floor basement.

Open Plan Lounge Diner

Overall measurement 8.69 m

Dining Area 14' 11" x 15' 0" (4.55m x 4.58m)

into bay. Feature recess open chimney breast with exposed brick mantle, panelled walls to chimney recess. UPVC double glazed walk-in bay window to the front aspect with triple windows finished with a hardwood casing. Coving to ceiling, radiator.

Lounge 12' 9" x 10' 9" (3.88m x 3.28m)

Having a feature fireplace with an inset cast-iron multi fuel stove, set upon a tiled hearth with exposed brick inset, timber mantle over and inset feature lighting . UPVC double glazed window with full views over Mow Cop to the rear aspect. Radiator, coving to ceiling.

Kitchen 21' 10" x 6' 5" (6.66m x 1.96m)

Having a range of contrasting gloss wall mounted cupboard and base units, with fitted work surface over, incorporating a 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over. UPVC double glazed window to the rear aspect having full views over Mow Cop and surrounding countryside, as well as an outlook over the rear gardens. Double glazed window to the rear and side with UPVC rear door access to raised terrace patio, also having views over Mow Cop. Plumbing for dishwasher, space for a double width Range style cooker, with fitted black extractor fan over and splashback. Recess for an American style fridge freezer, oak effect laminate flooring, incorporating wood effect breakfast bar, column modern style radiator.

Raised Terracotta Balcony

having full views over Mow Cop with a composite decked tiled patio, with metal gated access to steps providing the access to parking and undercover area, as well as access to the basement, gardens and adjoining parking space.

Basement

Games Room 17' 10" x 14' 3" (5.43m x 4.34m)

Having radiator, recessed lighting to ceiling, stairs off to the main ground floor accommodation.

Wine Cellar 13' 1" x 6' 1" (3.98m x 1.85m)

having fitted base cabinets with work surface over, space for fridge and separate freezer, tiled floor.

Utility and WC 7' 3" x 6' 3" (2.21m x 1.91m)

Having fitted base units with single drainer stainless steel sink unit over, with matching stainless steel splashback, plumbing for washing machine, built-in store cupboard, WC. Tiled floor, recess LED lighting to ceiling, UPVC double glazed rear entrance door with obscured glaze panel.

First Floor Landing

Having coved ceiling and wall light

Bedroom One 13' 1" x 10' 11" (3.98m x 3.33m)

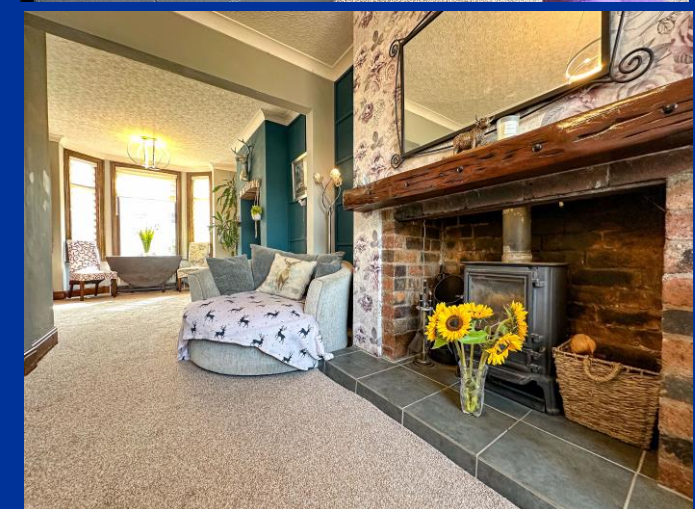
into chimney recess. Twin fitted wardrobes to chimney recess, radiator, wall light points. UPVC double glazed window to rear aspect, far reaching views of surrounding area.

Bedroom Two 12' 10" x 10' 10" (3.91m x 3.29m)

reducing to 2.66m. Having a UPVC double glazed window to the front aspect, radiator, coving to ceiling.

Bedroom Three 9' 6" x 8' 10" (2.9m x 2.7m)

maximum. UPVC double glazed window to the front aspect, radiator, stairs off to the second floor loft room.



Family Bathroom 9' 10" x 6' 5" (2.99m x 1.95m)

Newly refurbished in December 2023. Having a modern freestanding bath, with floor mounted mixer tap and shower attachment, free standing wash hand basin, vanity unit with oak countertop and circular sink with water fall mixer tap over, low level WC, full enclosed corner set shower cubicle, with dual shower having a fixed rain showerhead and detachable shower, all within a fully tiled area. Fully tiled walls, wood effect flooring, UPVC double glazed window to the rear aspect giving full views over Mow Cop and the surrounding area. Radiator.

Second Floor Landing

Having a double glazed skylight to the rear aspect, open under stairs store.

Loft room 14' 7" x 14' 2" (4.44m x 4.33m)

please note wall to wall measurement. Radiator, Velux skylight to vaulted ceiling. Open wardrobe to recess with hanging rails and shelving.

Externally

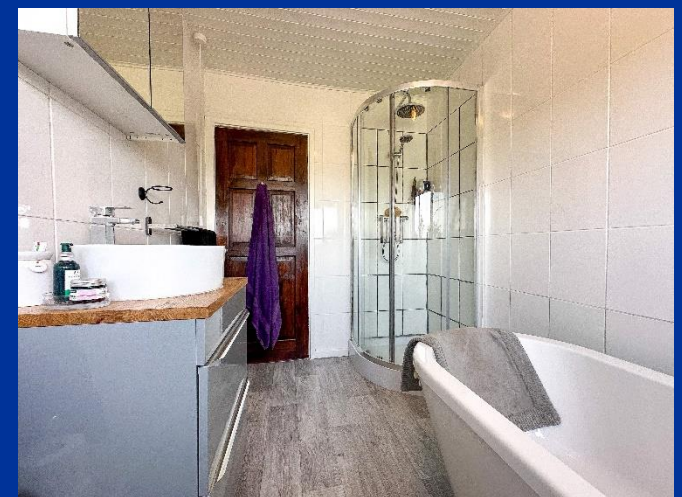
to the rear of the property there is a covered area and adjoining yard; allowing off-road parking in addition to

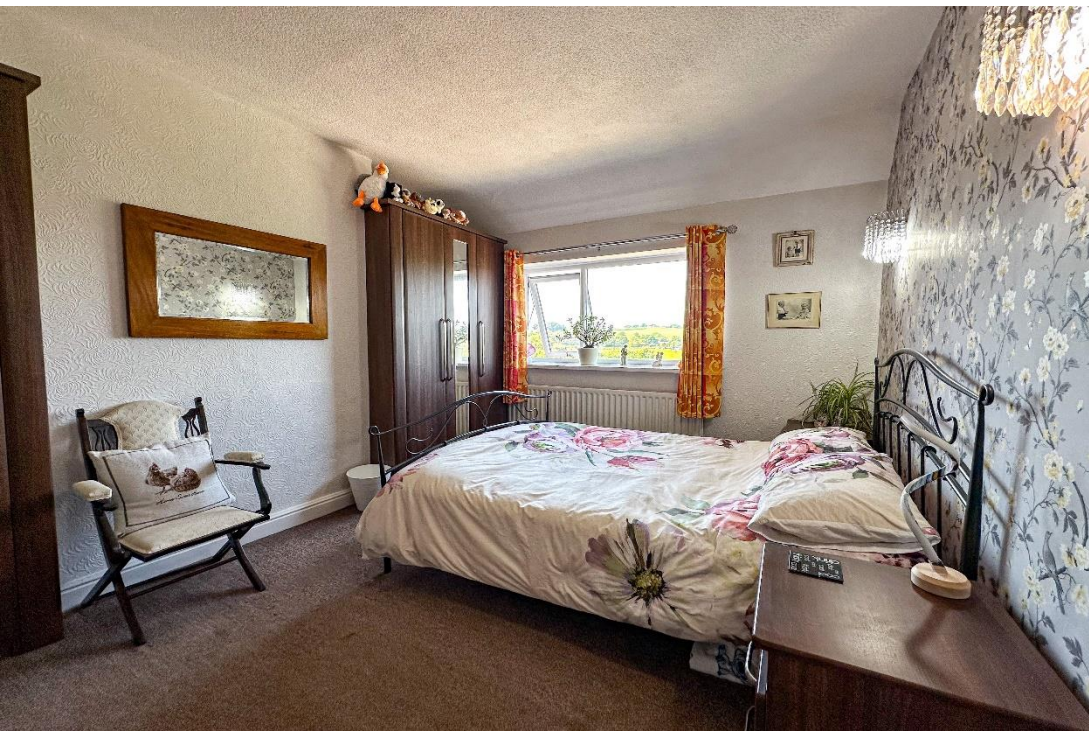
the adjacent parking area which is access to the rear gardens, which are fully closed having a general size lawn defined into three sections including a kitchen garden and pond area . Timber pagola seating area, timber chicken coop / workshop.

Note:
Council Tax Band: B

EPC Rating: TBC

Tenure: believed to be Freehold









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