



Tunstall Road, Biddulph, ST8 6LB.
£190,000

Whittaker ^{Est. 1930}
& Biggs

Tunstall Road, Biddulph, ST8 6LB.

We are delighted to offer this traditional semi-detached home. Occupying an elevated position with far reaching views over Staffordshire countryside & Mow Cop castle to the horizon. The property offers spacious accommodation plus a good sized plot including a detached garage & parking to the rear. The property is set back from the roadside & accessible via a slip road as well as being well placed for Biddulph town and local supermarkets. Internally you enter the property via a traditional hallway with original coved ceiling. The main lounge is bay fronted with far reaching views, as well as having a multi-fuel stove, perfect for those winter months & cosy evenings. The double doors open into the kitchen which was formally a reception room. This could be converted back to the now spacious utility, if required. From the utility room there is a cellar. The first floor leads to a galleried landing with two double bedrooms and a family sized bathroom with a modern style suite. Externally there is an attractive frontage with lawned gardens and side access to the rear garden. The gardens comprise of an enclosed courtyard with three brick outbuildings. The main garden is delightful with a paved patio and lawn having feature borders, stocked with an assortment of plants. To the head of the garden there is a timber summerhouse plus a detached garage which is accessible from the rear aspect. Of course there is on street parking to the front aspect for visitors. An ideal property for those looking for a characterful home within a competitive price range. This attractive feature home is offered for sale with no upward chain.



Entrance Hall

Having a UPVC double glazed front entrance door with obscured glaze panel, wood effect laminate flooring, radiator, and original coved ceiling. UPVC double glazed window side aspect and stairs to first floor landing.

Lounge 12' 2" x 11' 11" (3.7m x 3.63m)

Having a UPVC double glazed walk in bay window to the front aspect with views on the horizon to Mow Cop. Radiator, original coved ceiling, and wood effect laminate flooring. Feature fireplace - chimney breast having exposed timber mantle with insert, housing a cast-iron multi-fuel stove set upon a slate effect tiled hearth. Double doors opening through to the kitchen-diner.

Kitchen/Diner 12' 4" x 12' 2" (3.77m x 3.70m)

Having a range of wall mounted cupboard and base units with black granite effect fitted worksurface. Gas cooker hob with chimney style stainless steel extractor fan and matching stainless steel splashback. Separate integral electric double oven and combination grill. UPVC double glazed window to the rear aspect, radiator, and wood effect laminate flooring. Coving to ceiling.

Utility/ Kitchen 10' 0" x 7' 3" (3.06m x 2.22m)

Having fitted base units with worksurface, incorporating a single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher. UPVC double glazed windows to each side, recessed lighting to ceiling, and tiled effect flooring. UPVC double glazed rear entrance door with obscured glaze panel. Under stairs store with access to the cellar.

First Floor Galleried Landing

Having access to loft space, radiator, and UPVC double window to the side aspect.

Bathroom 9' 9" x 7' 4" (2.96m x 2.23m)

Having a white suite comprising of panelled bath with thermostatically controlled shower and fixed glazed shower screen. Low level W/C, and wash hand basin set in vanity storage unit. Radiator, fully tiled walls, UPVC double glazed window to the rear aspect. Built in airing cupboard.

Bedroom One 15' 5" x 12' 0" (4.7m x 3.67m)

Having a UPVC double glazed window to the front aspect with far reaching views over Mow Cop Castle on the horizon. Radiator, original coved ceiling, and built in wardrobe.

Bedroom Two 12' 1" x 10' 5" (3.68m x 3.18m)

Having UPVC double glazed window to the rear aspect overlooking the rear gardens, coving to ceiling, and radiator. Built-in store cupboard.

Externally

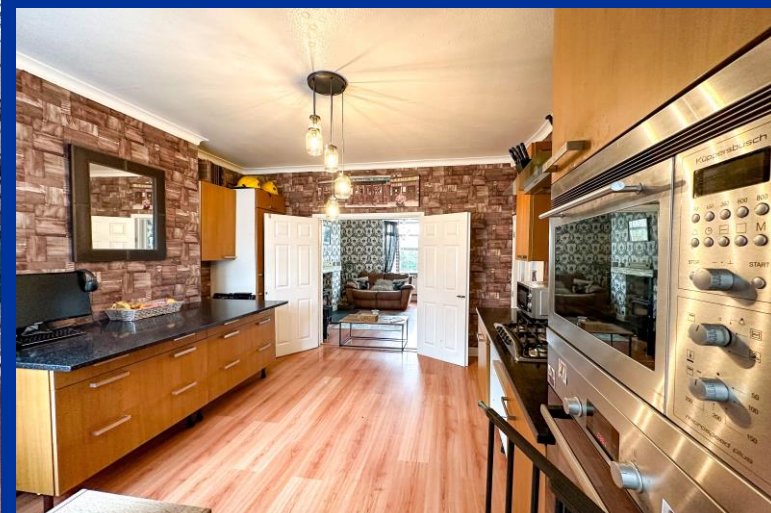
The property is approached from the roadside via a private no through slip road. There are steps leading up to the property giving access to the front gardens with views over Mow Cop and gated side access leading to three brick outbuildings. There is an enclosed courtyard with steps up to the lawn gardens established with an assortment of shrubs and border plants. Pathway giving access to the head of the garden leading to the detached garage and timber summerhouse. Paved patio perfect for alfresco dining and entertaining. Please note there is rear access to the property allowing off-road parking and housing for vehicles via the garage.

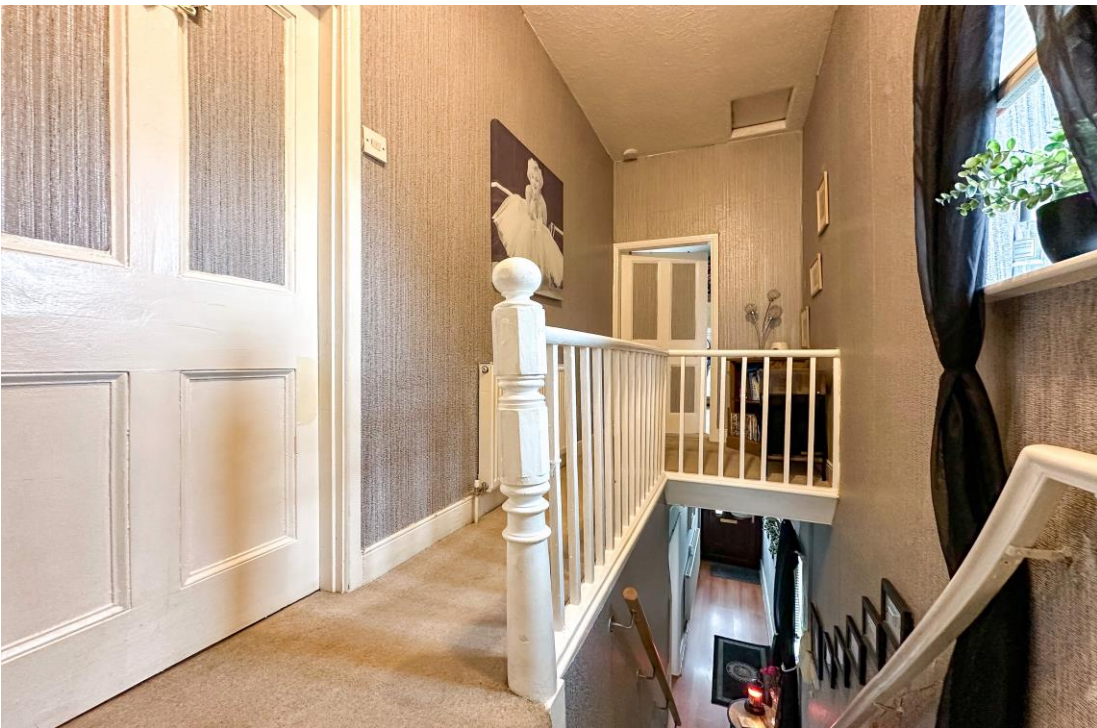


Note:
Council Tax Band: Band B

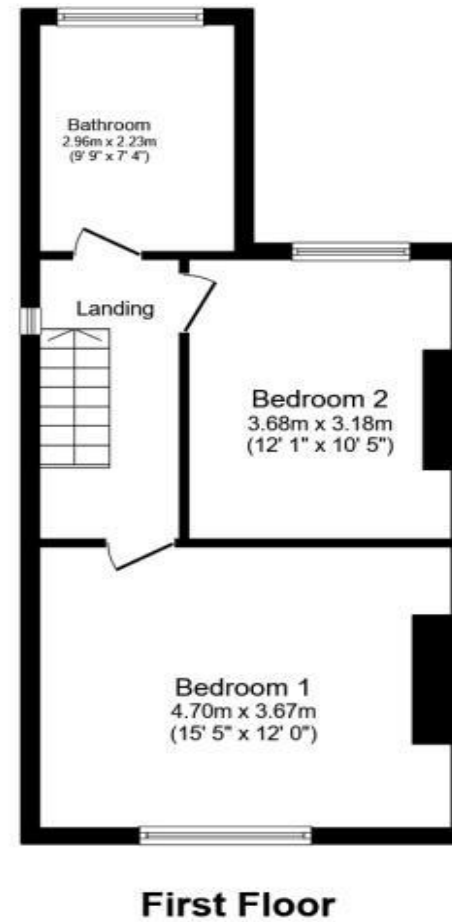
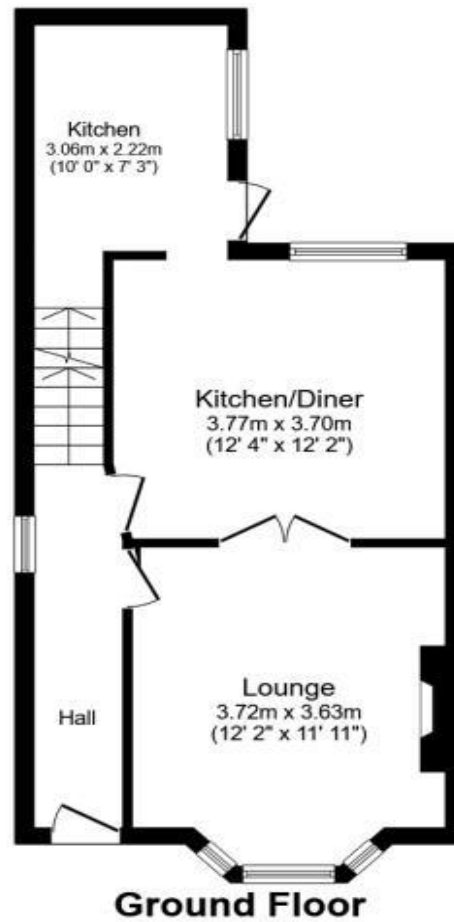
EPC Rating: Band D

Tenure: believed to be Freehold









Total floor area 85.3 m² (919 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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