



Church Road, Stoke-On-Trent, ST8 6LX.
£224,950

Whittaker
& Biggs Est. 1930

Church Road, Biddulph, ST8 6LX.

This extended four-bedroom family home has extremely spacious accommodation, having the potential for separate ground floor accommodation to suit those with large families.

The property has the benefit of a two-story extension and rear extension to create two fantastic sized reception rooms plus a spacious kitchen with separate utility room and ground floor WC.

To the first floor there are four good sized bedrooms with the master having an en-suite shower room and a separate walk-in wardrobe.

In addition, there is also a family bathroom.

There is access to the rear gardens from the main L-shaped lounge which has double glazed patio doors giving access onto the fully enclosed lawned garden.

Externally the property is situated on a spacious corner plot having copious amounts of off-road parking secured by double metal gates leading onto the gravel driveway which also provides parking for a caravan/motorhome, if desired. There is also a lawned front garden.



This spacious extended combined family and dining room adjoins the kitchen, utility room and ground floor cloaks, this room offers potential to create a further bedroom for those with restricted mobility, or large families needing a fifth bedroom.

This impressive sized room is in addition to the main shaped lounge with its feature fireplace.

Located close to open recreational grounds of Church Road, close to town and local schools.

It's rare to find a property of this size on this development, therefore this is a fantastic opportunity for those looking for an affordable family home with spacious and versatile accommodation.

Entrance Hall 9' 7" x 7' 2" (2.93m x 2.18m)

Having a UPVC double glazed front entrance door, radiator, under stairs store cupboard. Stairs to first floor landing.

Lounge 14' 0" x 17' 10" (4.27m reducing to 2.79m x 5.44m reducing to 2.17)

L - shape lounge. UPVC bay window to the front aspect, coving to ceiling, feature fireplace having a timber surround with gas coal effect fire set upon a black granite hearth. UPVC double glazed sliding patio doors with full length glazed panels giving access to the gardens. Radiator.

Kitchen 14' 0" x 10' 2" (4.27m maximum x 3.11m)

Having a range of wall mounted cupboards and base units with wood effect worksurface, incorporating a single drainer stainless steel sink unit. Plumbing for dishwasher, space for fridge freezer, space for a Range style cooker. UPVC double glazed window to the rear aspect, radiator. Grey wood wash effect flooring.

Extended Dining Room/ Family Room 16' 6" x 10' 2" (5.02m x 3.11m)

Having dual aspect UPVC double glazed windows to the front and side having views on the horizon. Grey wood wash effect flooring, radiator, wall mount for TV point.

Utility 7' 5" x 5' 4" (2.27m x 1.63m)

Having fitted countertop with plumbing for washing machine and space for tumble dryer. Radiator, UPVC double glazed side entrance door with decorative stained glass panel. Extractor fan and recessed lighting to ceiling.

Ground Floor Cloaks

Having a white low level WC, Wash hand basin set in vanity storage unit with mixer tap over. Radiator, double glazed obscured window to the rear aspect, access to loft space, recess LED lighting to ceiling.



First Floor Landing

Having access to loft space.

Bedroom One 10' 4" x 10' 11" (3.16m x 3.34m)

UPVC double glazed window to the front aspect, radiator. Walk in wardrobe having fitted hanging rail and access to loft space.

En-suite Shower Room 6' 9" x 5' 3" (2.05m x 1.6m)

Having an enclosed shower cubicle with Triton electric shower. Low level W/C and pedestal wash hand basin. Wood wash effect flooring, UPVC double glazed obscured window to the rear aspect, radiator, recess lighting and extractor fan to ceiling.

Family Bathroom 8' 11" x 5' 5" (2.73m x 1.66m)

Having a panelled bath with electric shower, low level W/C, pedestal wash hand basin. Radiator, fully tiled walls, UPVC double glaze obscured window to the rear aspect. Wood effect flooring.

Bedroom Two 14' 1" x 9' 2" (4.29m reducing to 3.62m x 2.79m)

Having a UPVC double glazed window to the front aspect, radiator, wall mount for TV.

Bedroom Three 13' 11" x 8' 2" (4.25m x 2.48m)

Having built-in wardrobe, UPVC double glazed window to the rear aspect, radiator.

Bedroom Four 8' 4" x 9' 1" (2.54m x 2.76m)

Built-in wardrobe. Radiator, UPVC double glazed window to the front aspect.











IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

34 High Street
Biddulph
Stoke-On-Trent
Staffordshire , ST8 6AP
T: 01782 522117
E: biddulph@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk