



Energy performance certificate (EPC)		
1 Halls Road Biddulph STOKE-ON-TRENT ST8 6DD	Energy rating D	Valid until: 4 September 2034 Certificate number: 0659-3041-7201-8524-4200

Property type	Semi-detached house
Total floor area	91 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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1 Halls Road

Biddulph, Stoke-On-Trent,
Staffordshire ST8 6DD

Selling Price: £379,000

- MAJOR RENOVATION WITH LARGE SINGLE STOREY REAR EXTENSION
- FOUR BEDROOMS, INCLUDING VERSATILE GROUND FLOOR BEDROOM/RECEPTION WITH ENSUITE
- STYLISH BLEND OF ORIGINAL CHARACTER & MODERN FINISHES
- STUNNING NEWLY FITTED KITCHEN/DINER
- LOUNGE PLUS SEPARATE DINING ROOM – IDEAL FOR ENTERTAINING
- PANTRY, UTILITY ROOM & REFITTED WC
- HIVE CONTROLLED GAS CENTRAL HEATING & PVCU DOUBLE GLAZING
- HIGHLY SOUGHT AFTER EDGE OF BIDDULPH LOCATION, CLOSE TO SCHOOLS, AMENITIES & COUNTRYSIDE WALKS

NO CHAIN

This beautifully renovated home has undergone a **significant programme of improvement**, including **new plumbing and electrics throughout**, as well as a **large single-storey rear extension** that creates a highly versatile **fourth bedroom or additional reception room with its own ensuite** — ideal for multi-generational living, guests or home working.

A **must-view property**, and in the meantime we highly recommend watching our video tour to fully appreciate the scale, quality and character on offer.

The property **successfully blends original character with the modern features** today's buyers expect, having been finished to an excellent standard throughout. Benefits include **PVCu double glazing** and **gas central heating**, controlled remotely via the **Hive smart heating system**.

The superbly presented accommodation briefly comprises: **open porch**, a welcoming entrance hall, **refitted WC**, lounge and separate dining room opening through to a **stunning newly fitted kitchen/diner**. The kitchen is further enhanced by a **traditional pantry** with shelving and a **separate fitted utility room**. Completing the ground floor is the impressive **bedroom/reception room with newly installed ensuite**.

To the first floor, the landing provides access to all bedrooms and the family bathroom, and also features a **pull-down ladder to a boarded loft space**, offering useful storage.

Externally, the property also benefits from **accepted planning permission for a garage** to the left of the property and enjoys a **fully enclosed, low-maintenance garden** with an attractive patio leading onto the lawn.

The property occupies a **highly sought-after residential position on the edge of Biddulph**, yet remains within **easy walking distance of excellent schools**, local convenience stores, a chip shop, and a petrol station with **Greggs bakery**. The area is also well known for its **outstanding countryside walks and attractions**, including **Mow Cop Castle** and the renowned **Biddulph Grange Gardens**, recommended by the RHS.

The accommodation briefly comprises
(all dimensions are approximate)

OPEN STORM PORCH : Attractive leaded light door and window to the side aspect. Tiled step.

HALL : Attractive doors to principle rooms. Radiator. Stairs. Picture rail. Timber panelled up to dado rail. Feature display shelving. Timber style flooring.

SEPARATE W.C. : Replacement white suite comprising: W.C. and wash hand basin set in vanity unit. PVCu double glazed opaque window.

LOUNGE 12' 0" x 11' 11" (3.65m x 3.63m): PVCu double glazed window to front aspect. Radiator. Feature picture rail. Timber panelling up to dado rail. Timber style flooring.

DINING ROOM 13' 0" x 12' 0" (3.96m x 3.65m) maximum: Fitted cupboard and shelving in the two chimney recesses. Picture rail. Open square arch to kitchen.

BREAKFAST KITCHEN 15' 4" x 11' 9" (4.67m x 3.58m): Newly fitted modern base and eye level units with marble effect working surfaces with inset sink and mixer tap. Electric ceramic hob and extractor above and oven below. Integrated fridge freezer and dishwasher. Door to walk-in pantry with shelving.

UTILITY 8' 2" x 7' 3" (2.49m x 2.21m): PVCu double glazed window to side aspect. Matching units with the kitchen having sink with mixer tap and single drainer. Space below for tumble dryer and washing machine with plumbing. Fitted cupboard incorporating the Glowworm combi gas central heating boiler. Under floor heating.

BEDROOM 4 (GROUND FLOOR) 13' 11" x 9' 3" (4.24m x 2.82m): PVCu double glazed window. Downlighters to ceiling. Timber effect floor with under floor heating. Door to ensuite.

ENSUITE 6' 6" x 6' 2" (1.98m x 1.88m): PVCu double glazed opaque window to side aspect. Low voltage downlighters. White suite comprising: W.C., wash hand basin set in vanity unit and large shower enclosure with shower having two heads and glass screen and marble effect splashbacks. Chrome heated towel rail/radiator. Timber effect floor.

First Floor :

LANDING : PVCu double glazed opaque window to side aspect. Attractive doors to principle rooms. Timber panelled up to dado rail. Access to roof space via pull down ladder.

BEDROOM 1 REAR 13' 1" x 12' 0" (3.98m x 3.65m) maximum: PVCu double glazed window to rear aspect. Picture rail. Two large fitted wardrobes within the chimney recess. Radiator.

BEDROOM 2 FRONT 12' 0" x 12' 0" (3.65m x 3.65m) maximum: PVCu double glazed window to front aspect. Picture rail. Two large fitted wardrobes within the chimney recess. 13 Amp power points with USB ports.

BEDROOM 3 FRONT 7' 5" x 7' 5" (2.26m x 2.26m): PVCu double glazed window to front aspect. Attractive feature corner window. Picture rail. Radiator. 13 Amp power points with USB ports.

BATHROOM : PVCu double glazed opaque window to rear aspect. Downlighters to ceiling. White replacement period style suite comprising: low level W.C., wash hand basin set in vanity unit and 'P' shaped bath with shower and glass screen over. Chrome heated towel rail/radiator. Partly tiled and marble effect splashbacks. Timber effect floor.

Outside :

FRONT : Enclosed by hedge with timber fencing and yellow river stone hard standing for four cars. Birch shrub bed behind sleepers.

SIDE : Path to rear.

REAR : Fully enclosed having attractive patio leading onto lawn. Outside light and tap.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: C

DIRECTIONS: SATNAV ST8 6DD

