Whittaker & Biggs Est. 1930
Rostons Group







13 Mansfield Drive, Brown Lees, Stoke-On-Trent, ST8 6NH

£205,000

- Well Maintained Two Bedroom Semi Detached Bungalow
- Low Maintenance Gardens To Front & Rear
- Situated In A Sought After Residential Area
- Exceptionally Generous Sized Plot
- Generous Off-Road Parking With Room For Caravan Or Motorhome
- Close To Open Countryside And Biddulph Valley Walkway
- Conservatory Overlooking The Rear Garden Adding Extra Versatility
- Detached Garage
- No Upward Chain

34 High Street, Biddulph, Staffordshire, ST8 6AP 01782 522117
biddulph@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

13 Mansfield Drive, Stoke-On-Trent ST8 6NH

REDUCED BY £10,000 A fantastic opportunity to acquire this well-maintained two-bedroom semi-detached bungalow, occupying an exceptionally generous plot. Offering spacious accommodation throughout together with excellent potential for a purchaser to modernise and personalise, the property is ideally positioned close to local amenities and beautiful countryside walks.

2 1 1 C

Council Tax Band: B





The accommodation comprises a welcoming entrance porch & hall, a spacious lounge enjoying an abundance of natural light through the attractive bay window, and a breakfast kitchen fitted with a range of wall and base units, complemented by ample work surface space and room for everyday dining.

There are two well-proportioned bedrooms, with Bedroom Two benefiting from direct access into a delightful conservatory overlooking the rear garden, providing a versatile additional reception room that can be enjoyed throughout the seasons. The accommodation is completed by a bathroom fitted with a three-piece suite.

Externally, the property truly excels. Occupying an exceptionally generous plot for a bungalow of this size, it boasts attractive, low-maintenance gardens to both the front and rear, featuring a variety of paved seating areas, decorative gravelled sections, mature planting and ample space to relax or entertain outdoors. A particular feature is the rear driveway, which provides generous off-road parking and offers ample space to accommodate a caravan, motorhome or several vehicles, whilst also leading to a detached garage providing secure parking, useful storage or workshop potential. Gated access further enhances both privacy and practicality.

Mansfield Drive is a highly regarded residential location within the sought-after Brown Lees area of Biddulph and is situated just a few minutes walk from open countryside and the popular Biddulph Valley Way, making it ideal for walkers and cyclists alike. Biddulph town centre is within easy reach, whilst the picturesque Mow Cop and surrounding countryside are also nearby. Well-regarded schools, including Knypersley First School, are close at hand, making this an excellent location for a wide range of purchasers.

Offered with no upward chain, this spacious bungalow presents an excellent opportunity for buyers looking to create a home tailored to their own tastes in a sought-after location, with the added benefit of a superb plot that is rarely found with bungalows of this

Entrance Porch
UPVC double glazed entrance porch with leaded double glazed windows to the front and sides, matching entrance door, tiled flooring and part-panelled walls. Courtesy light. UPVC double glazed door with decorative stained glass inserts leading through to the entrance hall.

Entrance Hall
Spacious entrance hall with access to the loft space, radiator and useful storage cupboard housing the gas central heating boiler.

Dining Kitchen
12'2" x 7'7"
Fitted with a range of wall and base units incorporating complementary work surfaces with inset single drainer sink unit. Space for a gas cooker, plumbing for a washing machine and additional space for a fridge and separate freezer. Ample room for a dining table and chairs. Fully tiled walls and flooring, radiator, and UPVC double glazed leaded window overlooking the front aspect.

Lounge
16'6" x 9'4"
A light and spacious reception room featuring a UPVC double glazed leaded bow window to the front elevation. Coving to the ceiling, wall light points and radiator. Attractive polished stone fireplace with inset electric fire and matching hearth.

Bathroom
6'9" x 5'5"
Comprising a panelled bath with electric shower over, low-level WC and pedestal wash hand basin. Fully tiled walls and flooring, radiator, and UPVC double glazed obscure window to the side elevation.

Bedroom One
11'9" x 9'4"
Double bedroom with UPVC double glazed window overlooking the rear garden, coving to the ceiling and radiator.

Bedroom Two
9'8" x 7'4"
Having coving to the ceiling, radiator and sliding UPVC double glazed patio doors opening into the conservatory.

Conservatory

8'8" x 7'9"

Constructed of UPVC with double glazed windows to the rear and side elevations beneath a polycarbonate roof. UPVC double glazed door providing access to the rear garden. Laminate flooring, radiator and wall light points.

Externally

The property enjoys an attractive position with a well-maintained open-plan front garden, laid mainly to lawn with established shrub borders and mature hydrangeas providing a welcoming approach. A gated side pathway gives secure pedestrian access through to the rear.

To the rear, the bungalow benefits from a generous, low-maintenance garden designed for ease of upkeep and outdoor enjoyment. A variety of paved seating areas provide excellent space for al fresco dining and entertaining, complemented by decorative gravelled sections, mature planting, established shrubs and an attractive fruit tree. The garden enjoys a good degree of privacy and offers ample space for keen gardeners or those simply looking to relax outdoors.

A spacious conservatory overlooks the rear garden, offering versatility to be used as a sitting room or dining area.

To the rear of the property is a driveway providing off-road parking and leading to a detached single garage with an up-and-over door, offering excellent storage or secure parking.








Relax

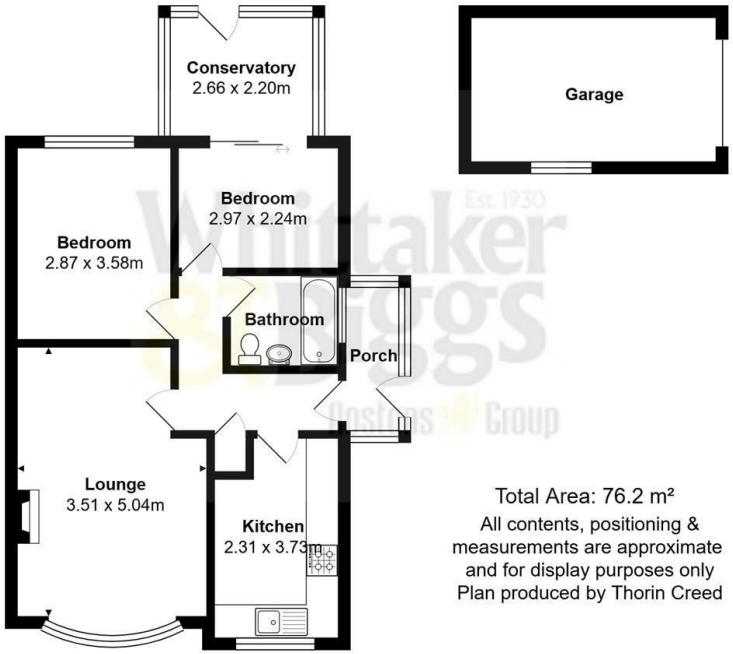






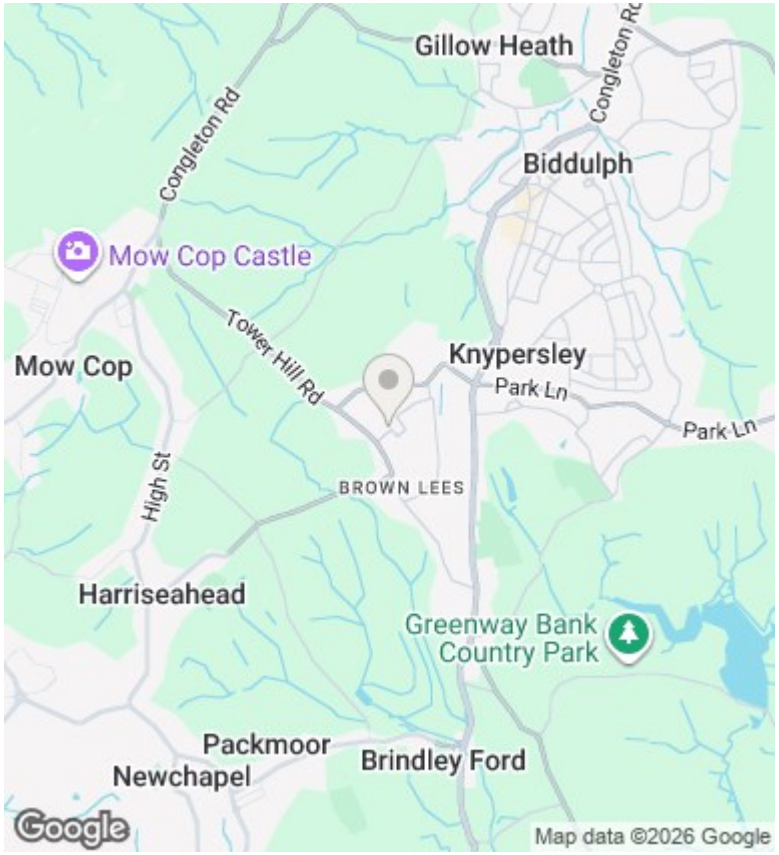






Total Area: 76.2 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

B

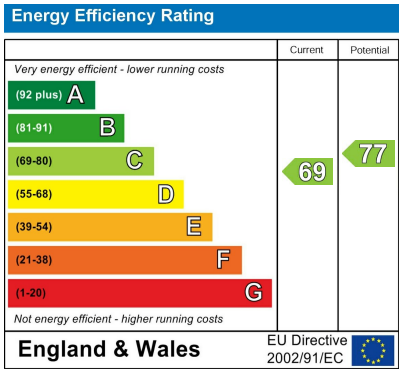


Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

34 High Street, Biddulph, Staffordshire, ST8 6AP
01782 522117
biddulph@whittakerandbiggs.co.uk
https://www.whittakerandbiggs.co.uk/