



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



7 Rudyard Road  
Biddulph Moor, ST8 7JD

**Offers Over £265,000**



## 7 Rudyard Road

, Biddulph Moor, ST8 7JD

A rare opportunity to purchase a three bedroom detached dormer bungalow with mature gardens and driveway providing off road parking situated in a semi rural residential area on Rudyard Road, Biddulph Moor being a stones throw from Staffordshire Moorlands Countryside but with many local amenities close by. The property offers Dining Kitchen, Lounge, Family Bathroom and Three Good Sized Bedrooms and is ideal as a family home.

Early Viewing is highly recommended being a bungalow and being in Biddulph Moor.

### Situation

This Three bedroom detached bungalow is situated on Rudyard Road in the popular rural village of Biddulph Moor. A short drive from the Towns of Leek, Congleton and Biddulph.

### Directions

Follow A523 out of Leek towards Macclesfield, at the roundabout, take the 2nd exit onto Macclesfield Rd/A523 follow for 1.7miles then turn left onto Rudyard Rd/B5331 and follow for 1 mile, at the roundabout, take the 2nd exit onto Camrose Hill in 2 miles Camrose Hill turns left and becomes Reacliffe Rd. After 2 miles Turn left onto Top Rd for another mile then turn right onto Rudyard Rd and the property should be on the right.

### Covered Porch

### Entrance Hall

Staircase off, radiator.





### Lounge

21'9" x 12'10" (6.64m x 3.92m)

uPVC double glazed windows to front and rear, two feature windows to side, open fire in tiled surround, radiators.

### Dining Kitchen

12'3" x 9'7" (3.75m x 2.93m)

Range of units comprising base cupboards and drawers, matching wall cupboards, work surfaces, inset sink unit, floor mounted Mistral oil boiler, plumbing for washing machine, uPVC double glazed door and windows to rear and side aspect.

### Bedroom One

14'1" x 11'11" (4.31m x 3.65m)

uPVC double glazed window, feature window to side, radiator.



### Bedroom Two

11'10" x 10'10" (3.63m x 3.32m)

uPVC double glazed windows to rear, radiator. Built in bedroom furniture.

### Bathroom

Panelled bath with mixer shower over, pedestal wash basin, part tiled walls, towel rail, uPVC double glazed frosted window to side.

### Separate WC

Housing low level wc, part tiled walls, uPVC double glazed frosted window to side.

### First Floor Landing

Two uPVC double glazed windows to front. Door to loft access.

### Bedroom Three

15'2" x 8'3" (4.63m x 2.53m)

Two uPVC double glazed windows to rear, radiator, built in over stairs store.

### Outside

The property is approached over a driveway providing off road parking with adjoining well maintained gardens laid to lawns and mature shrubs.

### Rear Gardens

Laid to lawns with mature trees and shrubs. Built in fuel bunker. Pedestrian access to Hot Lane.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Services

We believe all mains services are connected.

### Measurements

All measurements given are approximate and are 'maximum' measurements.



**Tenure & Possession**

We believe the property is held freehold and vacant possession will be given upon completion.

**Wayleaves & Easements**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

**Local Authority**

Staffordshire County Council

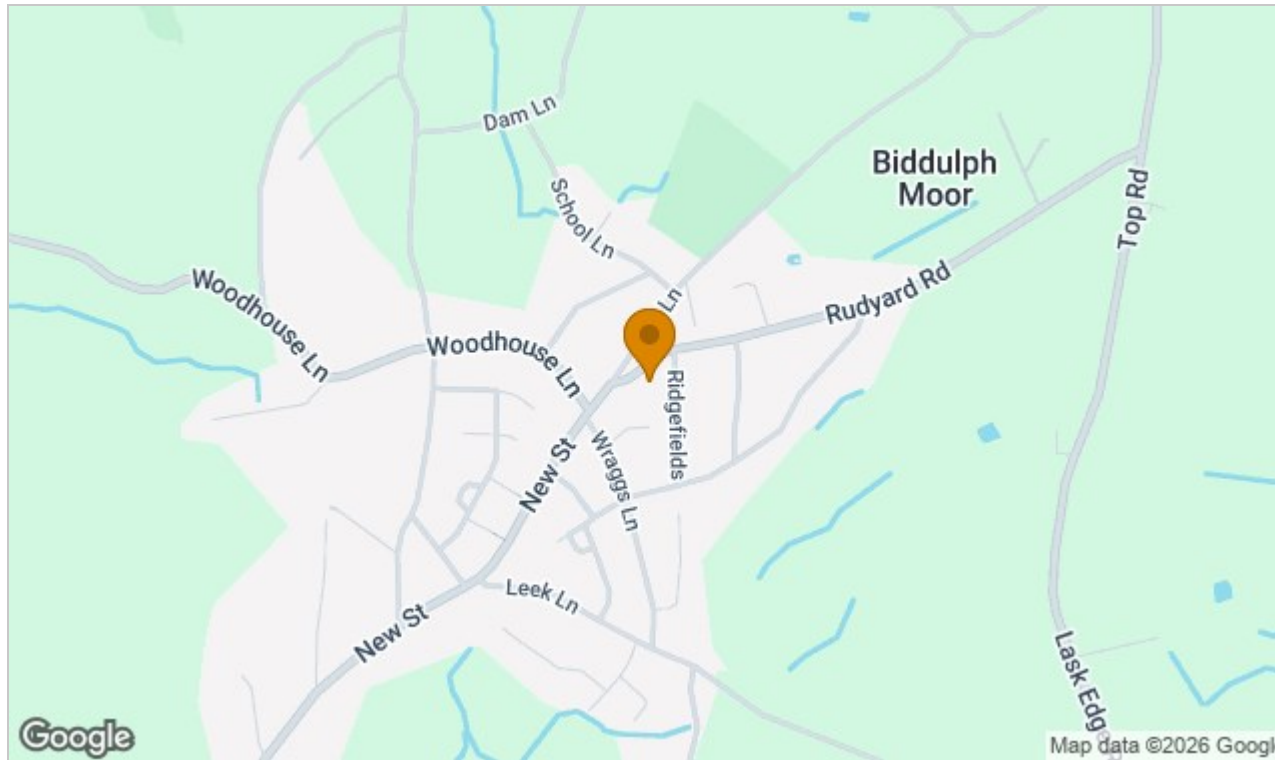
**Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

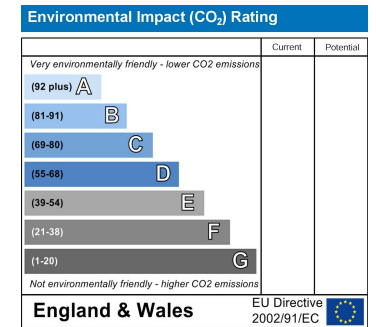
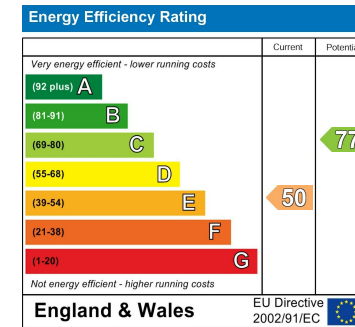
**Floor Plan**



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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