



Congleton Road
Biddulph, ST8 6EG

- A DETACHED RESIDENCE
- WITHIN A POPULAR LOCATION
- EASY ACCESS TO AMENITIES
- PORCH, HALL, LOUNGE, DINING ROOM
- KITCHEN/DINING ROOM, CONSERVATORY
- 4 BEDROOMS, TWO BATHROOM
- GOOD SIZED PLOT & OUTBUILDINGS
- UPVC D/GLAZING & GAS C/HEATING

£399,950





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a spacious detached house within a good sized non estate plot which must be viewed to be fully appreciated comprising an entrance porch, hallway, dining room, lounge, a large kitchen/dining room, conservatory, cloaks/w.c/shower room, four good sized bedrooms, a family bathroom. Externally a good sized plot with a front garden, a driveway to the rear parking area which provides plenty of parking etc, insulated outbuilding. A large rear garden area laid to lawn with a great deal of privacy. Access to all amenities is easy with excellent road links to the town with a pleasant range of shops, schools and road links to larger towns. UPVC double glazing, gas central heating. **VIEWING ESSENTIAL!**

ENTRANCE PORCH

Entered through a UPVC door, radiator. Door to:

ENTRANCE HALL

Staircase to the first floor, radiator.



LOUNGE

13' 1" x 11' 1" (3.99m x 3.38m)

Bay window to the front elevation. Coving to the ceiling, radiator.

KITCHEN/DINER

20' 9" x 11' (6.32m x 3.35m)

Window to the side elevation. A range of wall and base units, single drainer sink unit, worksurface. Tiled floor.

DINING ROOM

11' x 10' 10" (3.35m x 3.3m)

Window to the front elevation, radiator. Patio doors to:



CONSERVATORY

UPVC windows and door, tiled floor.

SHOWER ROOM

Enclosed shower cubicle, low level W.C, wash hand basin.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

13' 3" x 11' 1" (4.04m x 3.38m)

Window to the front elevation, radiator.



BEDROOM TWO

11' x 10' 10" (3.35m x 3.3m)

Window to the front elevation, radiator.

BEDROOM THREE

8' 8" x 7' 9" (2.64m x 2.36m)

Window to the side elevation, radiator.

BEDROOM FOUR

11' 11" x 6' 2" (3.63m x 1.88m)

Window to the front elevation, radiator.



BATHROOM

Window to the side elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling to the walls, radiator.



EXTERNALLY

FRONTAGE

A landscaped garden laid to lawn with shrub borders. A driveway extends to the side and rear of the property, providing ample parking.

REAR

A landscaped garden laid to lawn with a paved patio area.

OUTBUILDINGS & A SUMMER HOUSE

19' 8" x 11' 10" (6m x 3.62m)

A large insulated outbuilding/office space formed as two rooms.

A further green painted outbuilding with electric & insulated.

DIRECTIONS

Please follow Sat Nav with postcode ST8 6EG. Turn off the bypass and in to Congleton Road, the property can be found on the left hand side, as identified by our for sale sign.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



FIXTURES AND FITTINGS

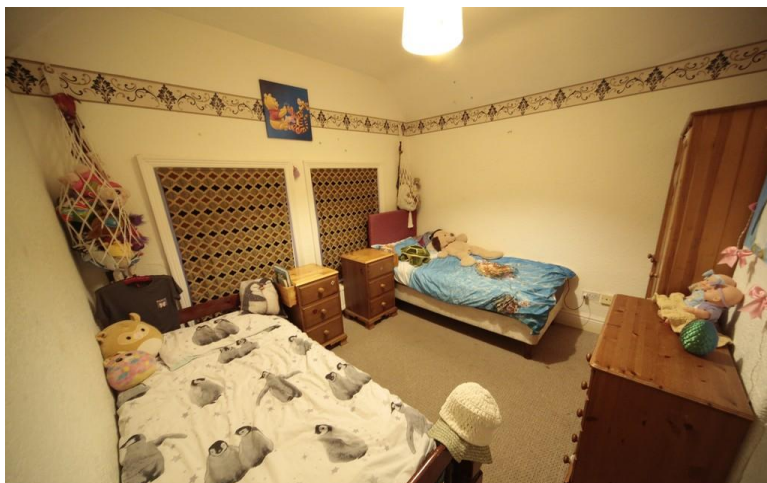
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.



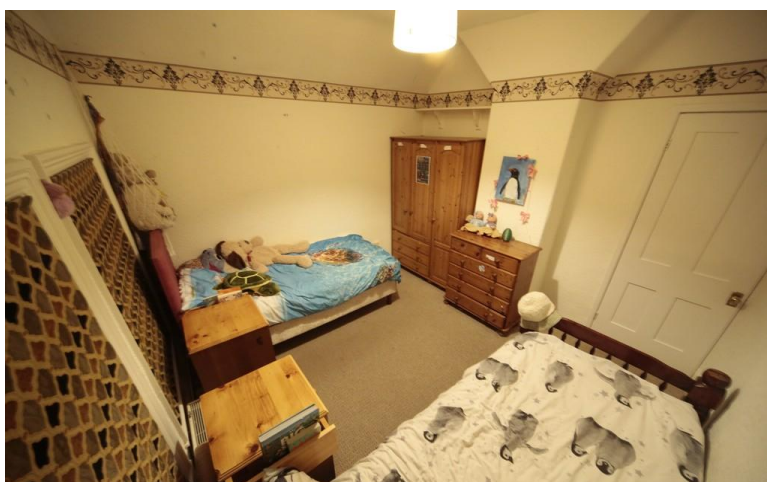


VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Staffordshire Moorlands District Council



COUNCIL TAX BAND D

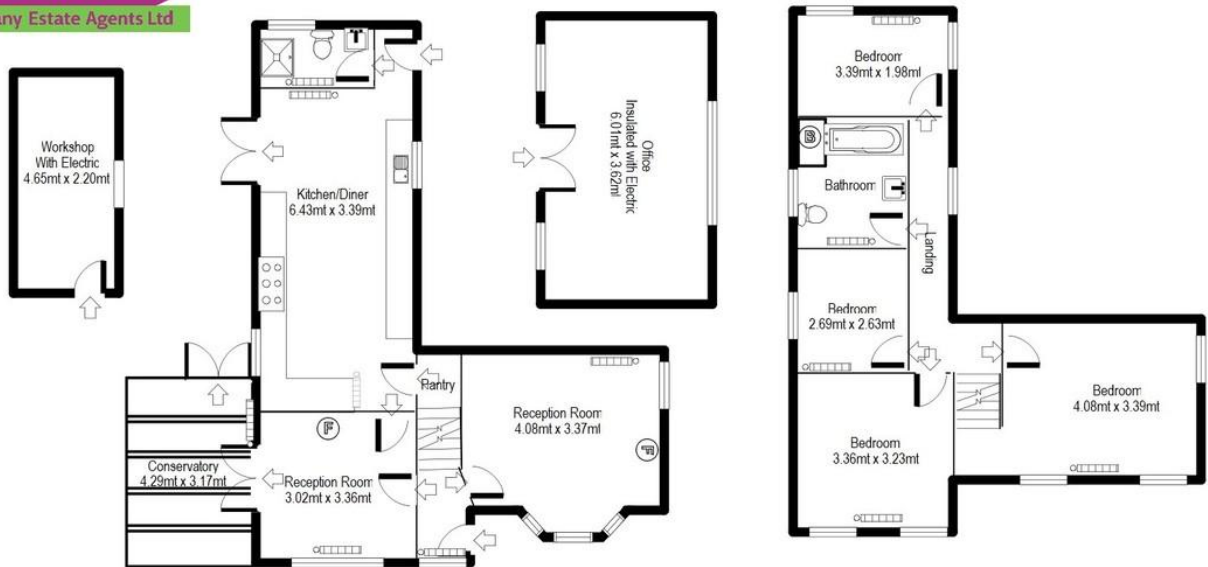
EPC RATING (PDF available online)

Current: 68D Potential: 79C









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Visual Builder

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements