



27 Halls Road, Biddulph, Stoke-On-Trent, ST8 6DD

Offers Over £300,000

- Three-Bedroom Semi-Detached Home
- Open Plan Living Kitchen With Extended Family Room
- South East Facing Landscaped Rear Garden
- Combines Traditional Charm, Modern Luxury And Practical Family Living
- Modern Upgraded Frontage
- Separate Bay Fronted Lounge
- Non-Estate Location Of Gillow Heath
- Extended And Refurbished To A High Standard
- Contemporary Family Bathroom
- Positioned Close To Biddulph Valley Walkway

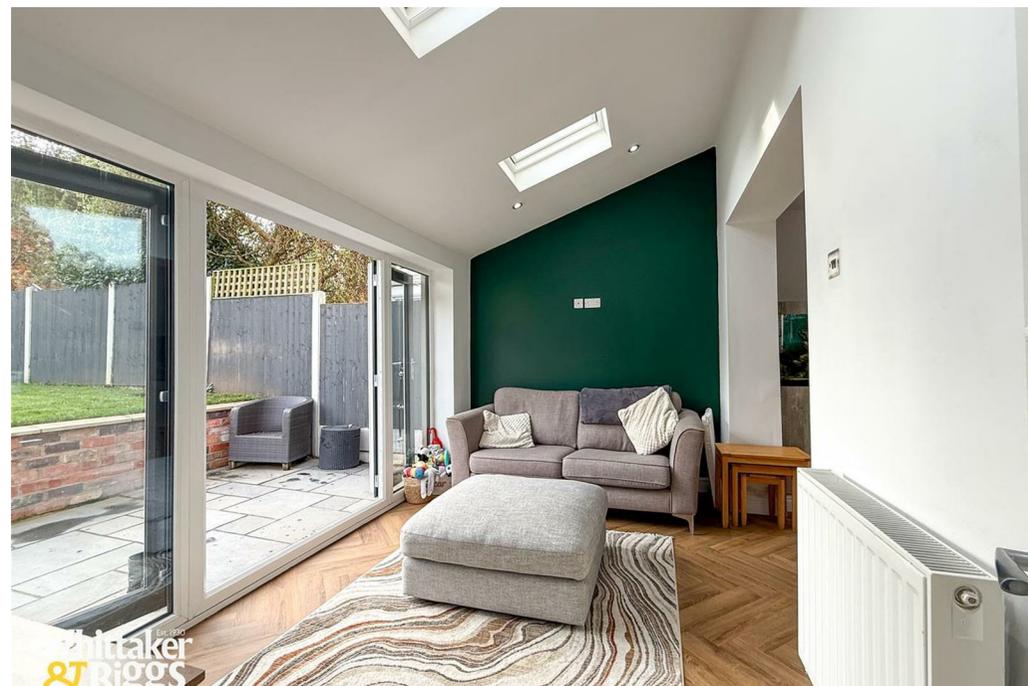
27 Halls Road, Stoke-On-Trent ST8 6DD

Stunning 1930s Semi-Detached Home | Contemporary Family Living with Character Charm

Whittaker & Biggs are delighted to present this exceptional three bedroom semi-detached home, ideally situated on the ever-desirable Halls Road within the sought after non-estate location of Gillow Heath.



Council Tax Band: C



This beautifully extended property has been refurbished to an outstanding standard, harmoniously blending the timeless character of its 1930s heritage with a contemporary design.

The home immediately captures attention with its modern upgraded frontage, complemented by a block-paved driveway providing generous off-road parking. A practical garage store sits to the side, offering useful storage space and everyday convenience.

Internally, the property opens with a welcoming hallway featuring herringbone style LVT flooring, which continues through to the show stopping open plan living kitchen. This superb space presents high gloss cabinetry, quality integrated appliances, and a stylish dining area, creating an ideal environment for both family life and entertaining. The adjoining extended family room enjoys a vaulted ceiling with twin Velux skylights, while the full width patio doors open directly onto the South east facing landscaped rear garden, inviting an abundance of natural light and a wonderful sense of flow between indoors and out.

A separate bay fronted lounge offers a cosy alternative, featuring a bespoke built-in media wall that provides both aesthetic appeal and practicality. A separate utility room adds to the home's considered layout, ensuring functionality without compromising style.

Upstairs, the accommodation continues to impress with the feature modern oak & glass landing & three beautifully presented bedrooms and a contemporary family bathroom. Bedroom two stands out with striking acoustic panelling, complemented by concealed built-in double wardrobes to the alcoves, complete with internal storage, drawers, and automatic lighting an impressive design led feature.

Entrance Hall

16'0" x 6'5"

Having a modern composite front entrance door with central glazed full length panel and matching side panel with etched house number.

Modern staircase having oak and glass giving an abundance of light leading to the first floor landing. Continuous oak effect LVT flooring, radiator, Hive heating controls.

Lounge

13'10" x 11'2"

Having a feature walk in curved bay to the front aspect, modern wall mounted tall radiator. Media wall to chimney breast with space for a TV and media, incorporating electric remote controlled LED fire.

Ground Floor Cloaks

Having a modern suite with a low-level WC and corner set wash hand basin with vanity storage unit below and waterfall mixer tap. Continuous LVT flooring, half tiled walls.

Open Plan Dining Kitchen

18'4" x 9'10"

Having range of on trend white gloss handleless wall mounted cupboard and base units with wood effect grain fitted worksurface over incorporating a black composite sink unit with flexi hose mixer tap over. Undercover display LED lighting, range of quality built-in appliances including an induction hob with touch controls, separate Combination oven and grill with touch controls, integral electric microwave oven, integral dishwasher. LED display lighting to kickboards, built in niche and plumbing for an American style fridge freezer. Bank of matching units having incorporated storage. Concealed pull out waste /recycling bins. Recessed LED lighting to ceiling, tall standing radiator, continuous oak effect LVT flooring running through from the hallway.

Adjoining Family Room

8'9" x 13'1"

Extended family room having vaulted ceiling with twin skylights and LED lighting to ceiling. Radiator, UPVC double glazed French doors with full length glazed panels and matching side panels giving access out onto the rear garden. Wall mount for TV point.

Utility Room

3'11" x 7'10"

Having fitted matching white gloss base units with wood grain effect works surfaces over having plumbing for washing machine with space for stackable tumble dryer. Extractor fan, recess LED lighting to ceiling, tiled floor.

First Floor Landing

Having modern oak & glass. obscured window to the side aspect, access to loft space having pull down ladder to fully boarded loft with light and power.

Family Bathroom

6'5" x 8'6"

Having a modern suite comprising of panelled bath with thermostatically controlled dual shower with fixed rainfall showerhead and detachable shower, mixer waterfall tap and glazed

fixed shower screen. Pedestal wash hand basin, low level WC, chrome heated towel radiator, Perspex walls, extractor fan and recess LED lighting to ceiling. Airing cupboard housing Baxi gas fire central heating boiler.

Bedroom One

11'10" x 11'2"

Having a UPVC double glazed window to the front aspect, radiator.

Bedroom Two

11'10" x 11'0"

Having Upvc double glazed window to rear aspect overlooking the gardens. Radiator, acoustic panelling having concealed double wardrobes to alcove with automatic lighting fitted with hanging rails and incorporating storage and drawers. Central PowerPoint and TV aerial point for television.

Bedroom Three

6'7" x 6'10"

Having Upvc double glazed window to the front aspect, radiator.

Rear Garden

Fully enclosed regarding drain a Southerly aspect having a landscape paved patio with adjoining elevated lawn with retaining wall boundary timber fence panels, patio extending to the side of the property having access through to the built-in previous site side storage. External water tap and power. Steps up to elevated lawn having feature natural nature pond with raised sleeper borders to the peripheral enjoying a good degree of privacy.

Front Garden

Front laid to block paving allowing plentiful off road parking. Gated access, covered front canopy with lighting.

Outdoor Garage Store

3'10" x 20'6"

Please note not vehicular accessible, having electric light powered with UPVC cladding to ceiling and side wall, UPVC double glazed rear entrance door and double doors to the front. Rubber Matt flooring, light and electric points.





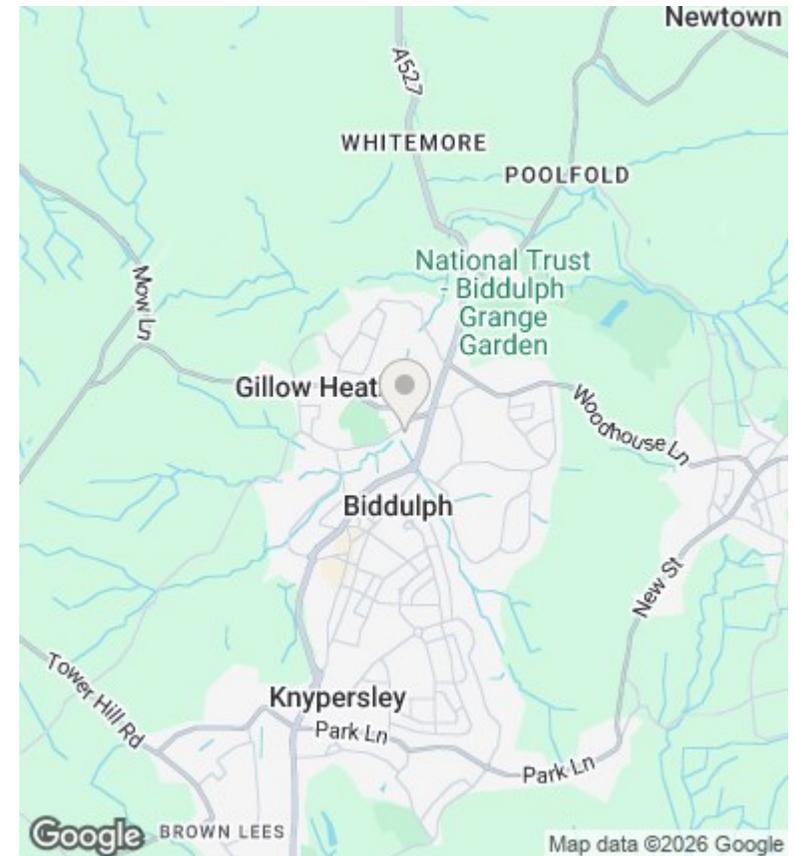
Directions

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	