



STEPHENSON BROWNE

## Wedgwood Lane, Gillow Heath, Stoke-On-Trent

ST8 6RL



**£240,000**



## Description

This generously sized three-storey, two-bedroom semi-detached/end townhouse offers versatile accommodation, ideal for growing families seeking both space and flexibility.

The layout is arranged over three floors, with the ground floor comprising an entrance porch, a welcoming lounge, a spacious open-plan kitchen/dining area, and a bright conservatory with views over the rear garden. The first floor hosts two well-proportioned bedrooms, including the principal bedroom, along with a family bathroom. To the second floor are two further loft rooms created via a previous conversion, offering adaptable space for use as additional bedrooms, a home office, or hobby rooms. Please note, building regulation approval is not available for these rooms due to the age of the conversion.

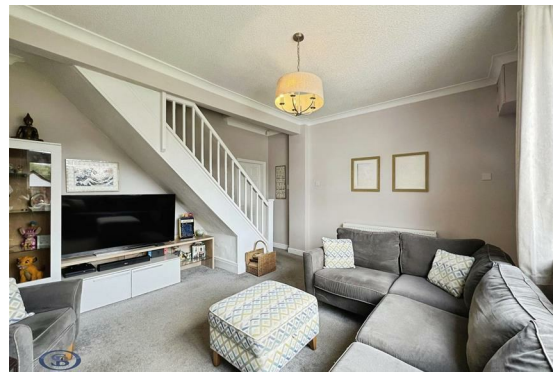
Externally, the property benefits from off-road parking for multiple vehicles to the front, a garage, and additional space with potential for extension (subject to the necessary permissions). A gated side access leads to an enclosed rear garden, featuring a paved seating area and a lawn, ideal for relaxing or entertaining.

Set within the semi-rural locality of Gillow Heath, the property enjoys a peaceful setting while remaining conveniently close to local amenities. Within walking distance are the popular Staffordshire Knott public house, Halls Road Playground, and a range of scenic countryside walks. Biddulph Town Centre is just a short distance away, offering a variety of shops, cafés, supermarkets, and well-regarded schools. Nearby Kidsgrove and Congleton further enhance connectivity, providing additional amenities and rail links



to Manchester, Macclesfield, and Stoke-on-Trent.

With its combination of location, space, and future potential, this property presents an excellent opportunity for a wide range of buyers. Early viewing is recommended.



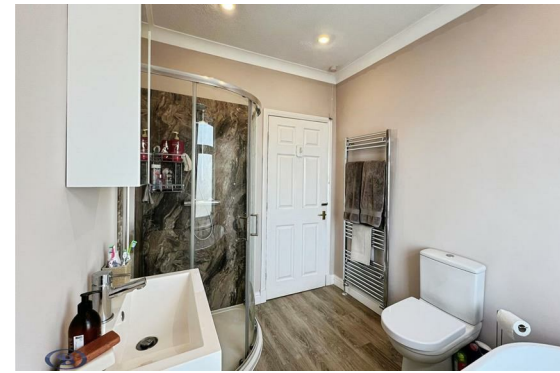
## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		67	71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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