Whittaker & Biggs Est. 1930
Rostons Group

7 Norfolk Grove, Biddulph, Stoke-On-Trent, ST8 6DQ

Asking Price £230,000

- Three Bedroom Semi-Detached Home
- Direct Access To Biddulph Valley Walkway
- Master Bedroom Having Built-In Wardrobes
- Ideal Home For FTB, Families & Downsizers
- Offering Potential And A Sought After Location
- Bright Open-Plan Lounge/ Diner
- Partial Views Across Biddulph Moor
- Generous Driveway Extending To The Side And Lawned Frontage
- Kitchen Having Breakfast Bar And Pantry Store
- Generous Rear Garden

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Located on the well-regarded Haydon Park development, this three bedroom semi-detached home represents an affordable opportunity for buyers looking to purchase a property with potential and a sought after location.

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Council Tax Band: B

The exterior has a generous driveway extending to the side offering off-road parking and a tidy lawned frontage. The setting is a major asset: the property sits just moments from the end of the cul-de-sac, where residents can enjoy direct access to the Biddulph Valley Walkway, a huge lifestyle advantage for dog walkers, families, and anyone who values green space connectivity.

Inside you are welcomed into a spacious hall leading to a bright open-plan lounge/ diner that benefits from dual-aspect windows.

The kitchen is practical and functional as-is, yet it presents clear scope to create an open-plan dining kitchen, a strategic upgrade that would significantly enhance both value and usability. There's also a breakfast bar and useful pantry store.

Upstairs, the home offers three well-sized bedrooms, including a principal bedroom fitted with modern built-in wardrobes. The front aspect enjoys partial views across Biddulph Moor, adding a pleasant outlook. There is also a family bathroom with a white suite.

The rear garden is a generous, established plot, offering a secure family-friendly environment with ample potential for landscaping, entertaining spaces, or external storage solutions. It also enjoys a South facing aspect.

With excellent access to Biddulph town centre, schools, supermarkets, Halls Road recreational grounds and, crucially, Biddulph Valley Walk just yards away, this property offers a well balanced blend of lifestyle, convenience, and future value creation.

An ideal home for a variety of purchasers including FTB, families and downsizers.

Perfect for buyers looking to add value through cosmetic updating with a sought-after location.

PLEASE NOTE THAT THE PROPERTY IS NOT LAND REGISTERED BUT WILL BE REGISTERED UPON COMPLETION.

Entrance Hall
Having a UPVC double glazed front entrance door with an obscured glazed panelling and matching side panels. Radiator, stairs to first floor landing.

Open Plan Lounge/Diner

Lounge
12'9" x 12'6"
Having a UPVC double glazed window to the front aspect, radiator. Feature marble fireplace having a gas coal effect fire. Opening through into dining room.

Dining Room
7'8" x 9'3" overall measurement 21'10"
Having a UPVC double glazed window to the rear aspect overlooking the garden. Radiator. Sliding door giving access through into kitchen.

Kitchen
11'5" x 8'10"
Having a range of Shaker style wall mounted cupboard and base units with fitted black contrasting work surface over with incorporating breakfast bar having seating for 3. Inset Franke single drainer stainless steel sink unit with mixer tap over. Integral electric combination oven and grill with separate ceramic hob over and extractor fan. Plumbing for washing machine, space for fridge freezer. UPVC double glazed window to the rear aspect, UPVC double glazed side entrance door with obscured glazed panel. Walk-in pantry store with UPVC double glazed obscured window to the side aspect. Tile effect flooring.

First Floor Landing

Having a UPVC window to the side aspect. Access to loft space. Airing cupboard housing glowworm gas fired central heating boiler also housing hot water cylinder with shelving over.

Family Bathroom

7'11" x 5'4"

Having a white suite comprising of panelled bath with over bath mixer shower tap, pedestal wash hand basin, low-level WC. Fully tiled walls, radiator, UPVC double glazed obscured window to the rear aspect.

Bedroom One

12'9" into wardrobe x 11'8"

Having quality fitted wardrobes to side wall with shaker style sliding doors. Radiator, UPVC double glazed window to the front aspect with views on the horizon over Biddulph Moor.

Bedroom Two

12'7" x 9'10"

UPVC double glazed window to the rear aspect, radiator.

Bedroom Three

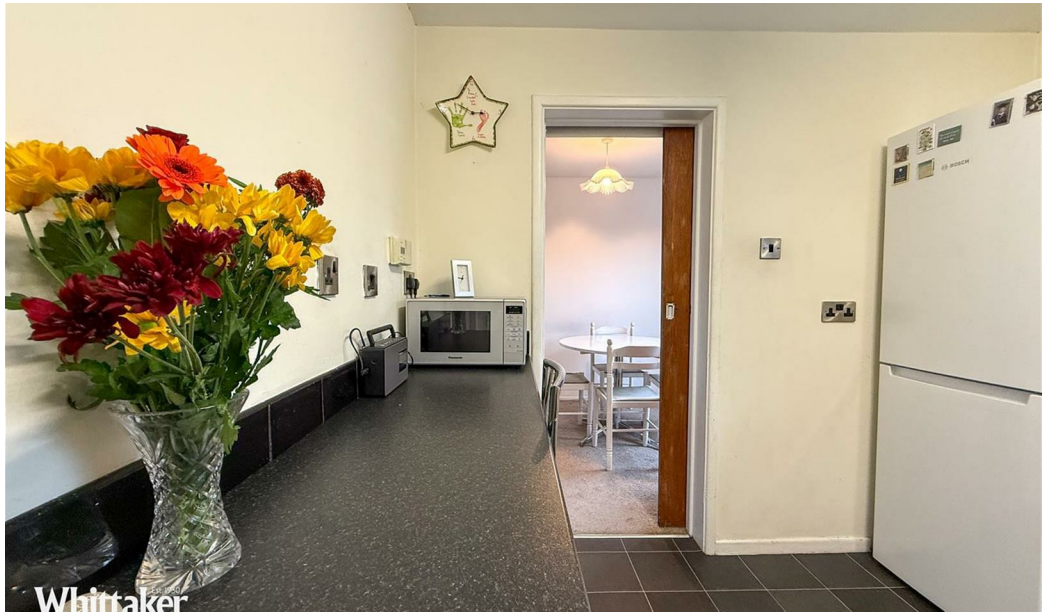
8'1" x 7'3"

Having a UPVC double glazed window to the front aspect, radiator. Built-in bed base.

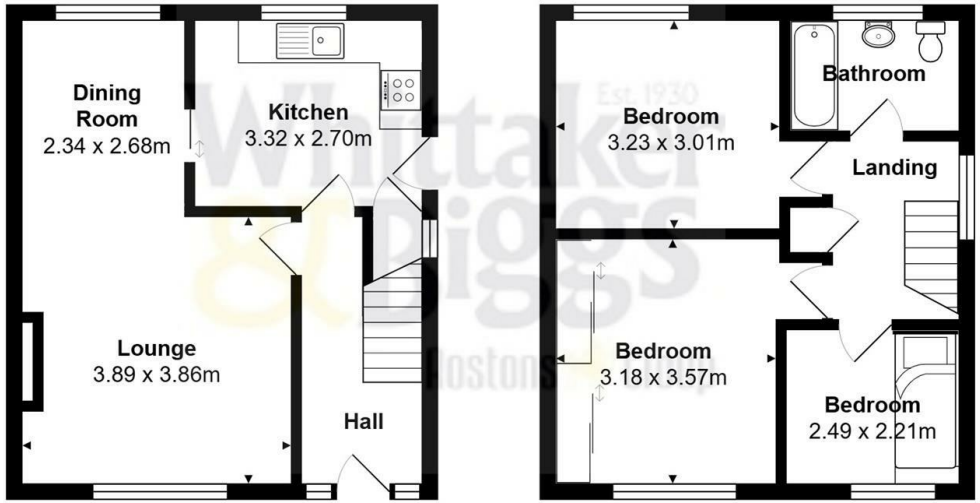
Externally

Front lawned garden and driveway extending to the side of the property allowing plentiful off road parking. Access through to the rear garden,

Fully enclosed rear garden having a southerly facing garden. Laid to lawn with adjoining patio and feature stocked borders.



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



Total Area: 77.8 m²

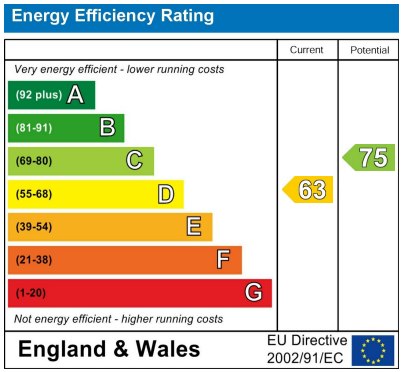
Directions

Viewings

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

Council Tax Band

B



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