

Energy performance certificate (EPC)		
11 Marsh Green Road Biddulph STOKE-ON-TRENT ST8 6QP	Energy rating D	Valid until: 8 April 2036
		Certificate number: 0688-3061-6204-5606-0200

Property type: Detached bungalow
Total floor area: 107 square metres

Rules on letting this property

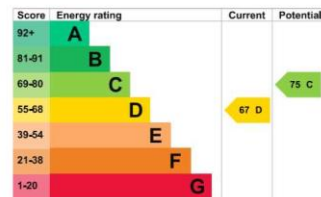
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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11 Marsh Green Road,
Biddulph, Stoke-On-Trent,
Staffordshire ST8 6QP

Selling Price: £365,000

- DETACHED THREE BEDROOM BUNGALOW IN A PRIME SEMI-RURAL LOCATION
- GENEROUS LIVING ACCOMMODATION THROUGHOUT
- BRIGHT GARDEN ROOM OVERLOOKING PRIVATE GARDENS
- WELL-PROPORTIONED KITCHEN & DINING ROOM IDEAL FOR FAMILY LIVING & ENTERTAINING
- TWO SEPARATE DRIVEWAYS PROVIDING AMPLE PARKING FOR MULTIPLE VEHICLES
- PRIVATE REAR GARDEN WITH ORNAMENTAL POND
- PEACEFUL COUNTRYSIDE BACKDROP
- EXCELLENT ROAD LINKS FOR EASY COMMUTING

Discover the best of countryside living with the convenience of town life at 11 Marsh Green Road — a beautifully extended, detached three-bedroom bungalow set in one of Biddulph's most sought-after semi-rural locations.

Where Scenic Living Meets Everyday Comfort

Bordering open countryside yet moments from Biddulph's amenities, this home offers the perfect blend of tranquillity and accessibility. Wake up to peaceful views, enjoy scenic walks on your doorstep, and still have shops, cafés and essentials within easy reach.

Spacious, Light-Filled Living:

Step inside to an impressively sized lounge and a generous kitchen and dining area, ideal for both everyday living and entertaining. The adjoining PVCu garden room, with its full-length windows, floods the space with natural light and frames the attractive, private rear garden — complete with an ornamental pond for added charm.

Parking, Storage & More:

With two separate driveways, there's ample off-road parking for multiple vehicles, plus dedicated space for a caravan or motorhome. A detached single garage adds even more practicality.

Perfectly Positioned for Commuting & Exploring:

Enjoy excellent road links to Congleton, Macclesfield and The Potteries, making this an ideal base for work, leisure, or family life.

A viewing is highly recommended to truly appreciate the space, setting and lifestyle this wonderful bungalow offers. Homes in locations like this rarely come to market — don't miss your chance to make it yours.

The accommodation briefly comprises:

(all dimensions are approximate)

FRONT ENTRANCE PORCH : PVCu double glazed front entrance door. Tiled floor. PVCu double glazed entrance door to:

HALL : Doors to principal rooms.

LOUNGE 26' 3" into bay x 10' 10" (7.99m x 3.30m): Coving to ceiling with a PVCu double glazed angled bay window to the front aspect providing views over open fields. Feature fireplace with multi-fuel burner set within an ornate timber surround with tiled hearth and matching inset. Three radiators, TV point and telephone point.

DINING ROOM 12' 11" x 9' 11" (3.93m x 3.02m): Coving to ceiling. Two radiators. Opening to:

GARDEN ROOM 8' 11" x 5' 0" (2.72m x 1.52m): PVCu double glazed full length windows with garden views. PVCu double glazed French doors to rear.

KITCHEN 12' 5" reducing to 6' 9" x 13' 10" (3.78m reducing to 2.07m x 4.21m): Coving to ceiling with a PVCu double glazed window to the rear aspect. Fitted with a comprehensive range of pine-effect eye-level and base units with complementary worktops incorporating a single drainer 1.5 bowl sink unit with mixer tap. Appliances include an integral double oven and grill, separate four-ring gas hob with extractor over, integrated dishwasher and integrated fridge freezer, with plumbing provided for a washing machine. PVCu double glazed doors give access to both the side and rear aspects. Radiator and Amtico flooring

BEDROOM 1 11' 0" into bay x 10' 11" (3.35m x 3.32m): Walk-in angled PVCu double glazed bay window to the front aspect with open field views. Radiator. Fitted bedroom furniture including wardrobes, dressing table and matching bedside cabinets.

BEDROOM 2 10' 10" x 9' 11" (3.30m x 3.02m): Coving to ceiling. PVCu double glazed window to side aspect. Fitted double wardrobe with matching drawers and dressing table. Radiator. TV point.

BEDROOM 3 10' 10" x 6' 11" (3.30m x 2.11m): PVCu double glazed window to side aspect. Radiator, Fitted, part glazed wardrobe.

SHOWER ROOM 7' 9" x 7' 8" (2.36m x 2.34m): Access to roof space. White three piece suite comprising: Low level W.C., pedestal wash hand basin and double sided glazed shower enclosure. Chrome towel radiator. Niche with fitted mirror. Airing cupboard housing hot water cylinder. Extractor fan. Amtico flooring.

EXTERNALLY : A sizable plot with two separate driveways providing ample off road parking with additional space for a caravan/motorhome. Attractive front garden predominantly laid to stone with feature floral borders. Access to rear garden from one side. Access to detached garage on the other side.

REAR GARDEN : Attractive, fully enclosed rear garden with areas laid to gravel and paving, together with a cold water tap. Steps lead up to a raised section of garden featuring display borders containing a variety of shrubs and seasonal plants. There is a cascading water feature and pond, with the garden enclosed by timber fencing to provide a good degree of privacy and an open aspect to the side. The property also includes a detached brick-built shed and an additional timber garden shed.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: D

DIRECTIONS: SATNAV ST8 6QP

