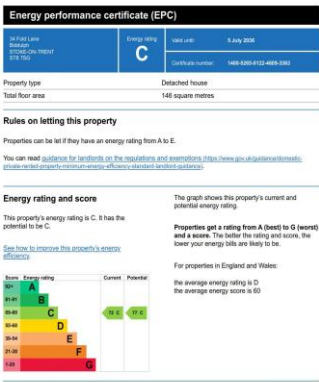
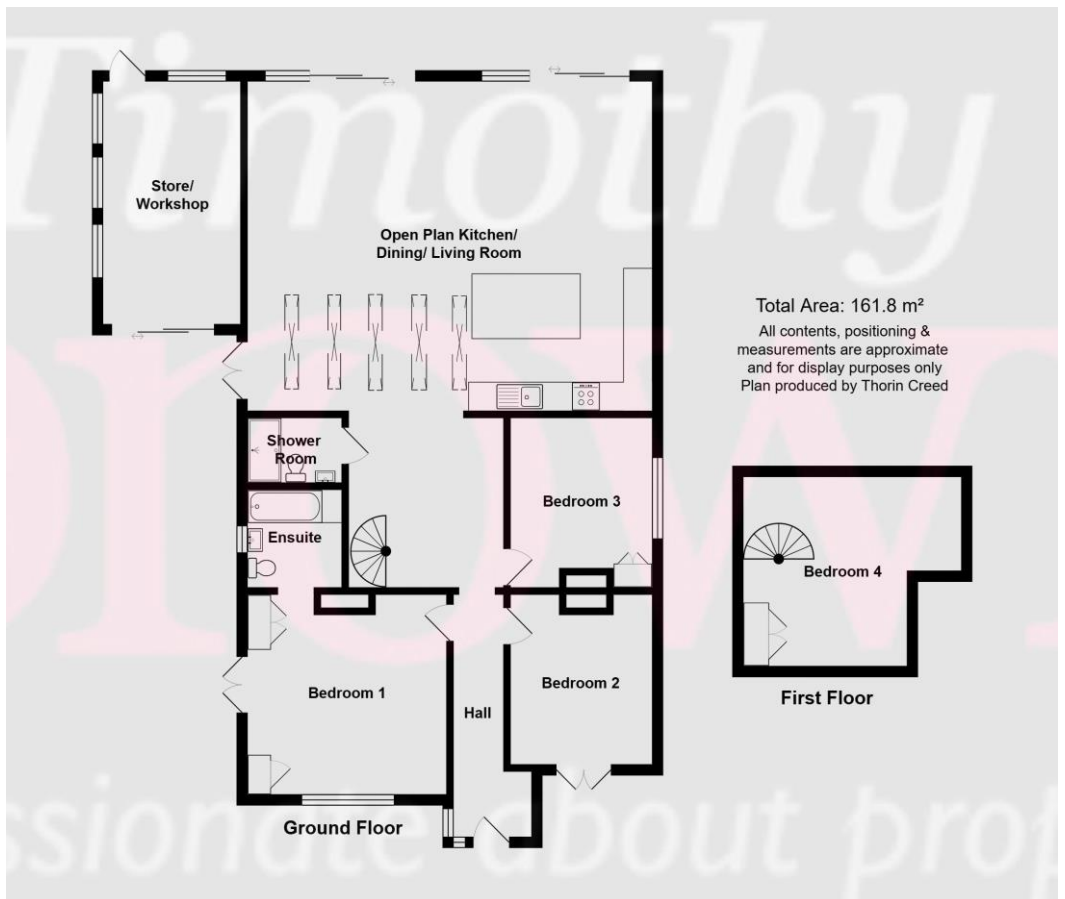
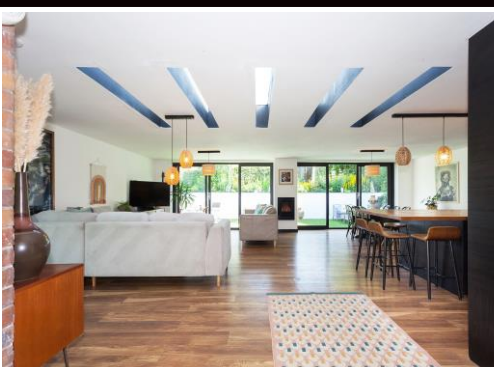
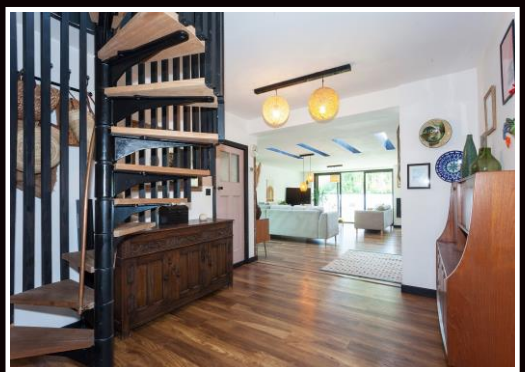
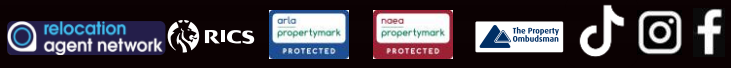




Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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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34 Fold Lane

Fold Lane, Biddulph, Stoke-On-Trent, Staffordshire
ST8 7SG

Selling Price: £550,000

- LIMITED TIME PRICE – £550,000
- PREMIER FOLD LANE LOCATION
- INDIVIDUALLY DESIGNED DETACHED HOME
- SUPERB 28' OPEN-PLAN LIVING SPACE
- FOUR BEDROOMS & FLEXIBLE LAYOUT
- THREE GROUND-FLOOR BEDROOMS
- BEAUTIFUL MATURE PRIVATE GARDENS
- EARLY VIEWING STRONGLY ADVISED

LIMITED TIME PRICE – £550,000

A RARE OPPORTUNITY ON ONE OF BIDDULPH’S MOST DESIRABLE ROADS – INDIVIDUALLY DESIGNED, BEAUTIFULLY PRESENTED AND OFFERING AN EXCEPTIONAL 28’ OPEN-PLAN LIVING SPACE, FLEXIBLE FOUR-BEDROOM ACCOMMODATION AND WONDERFUL MATURE GARDENS.

Occupying a delightful position along highly regarded Fold Lane, this individual detached home offers something refreshingly different – generous, versatile accommodation combined with impressive entertaining space and established gardens that create a wonderful setting in which to live.

At the heart of the home is the superb 28’ open-plan kitchen, dining and living space – a fabulous room designed for modern-day living and entertaining, with an abundance of natural light and an excellent connection with the gardens. The accommodation is particularly flexible.

Three bedrooms are conveniently positioned on the ground floor, providing excellent scope for family living, guests or those seeking predominantly single-level accommodation, whilst the first floor provides a further bedroom which could equally make an ideal home office, teenager’s retreat or private guest space.

Outside, the property continues to impress. The mature gardens provide a lovely degree of privacy



and offer plenty of space for relaxing and entertaining, complemented by the terrace, summerhouse and established planting. A garage and ample parking further enhance the practicality of the home.

The setting is another major attraction. Fold Lane is regarded as one of Biddulph’s premier residential locations, close to beautiful countryside and Biddulph Grange Gardens whilst remaining conveniently placed for local amenities and access towards Congleton, Macclesfield and the wider road network.

This is not a conventional four-bedroom home and needs to be viewed to fully appreciate the space, individuality and lifestyle it offers.

Now available at a limited-time asking price of £550,000, representing an excellent opportunity for buyers who have previously considered the property or are discovering it for the first time.

Early viewing is strongly recommended.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Composite front door with bespoke stained glass circular panel and full length black PVCu double glazed side panel.

RECEPTION HALL : Period style radiator. Period style tiled floor. Oak effect floor.

INNER HALL : Oak effect floor.

BEDROOM 1 14’ 0” x 13’ 9” (4.26m x 4.19m) : PVCu double glazed window to front aspect. Coving to ceiling. Period style radiator. Open coal fireplace set on marble effect tiles and backed with polished solid marble fire surround. 13 Amp power points.



Double and single fitted wardrobes. PVCu double glazed French Doors to side aspect.

EN-SUITE 6’ 0” x 7’ 0” (1.83m x 2.13m) : PVCu double glazed window to side aspect. Modern white suite comprising: Low level W.C. with concealed cistern, tiled panelled bath and ceramic wash hand basin with drawers beneath. Wall mounted centrally heated towel radiator. Tiled floor. Utility cupboard with space and plumbing for washing machine.

BEDROOM 2 11’ 8” x 10’ 0” (3.55m x 3.05m) : Period style radiator. Cast iron feature fireplace. Oak effect flooring. Glazed fronted display cupboards. PVCu double glazed French doors to front aspect.

BEDROOM 3 11’ 9” x 10’ 0” (3.58m x 3.05m) : PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Built in cupboard. Oak effect flooring.

INNER VESTIBULE/STUDY AREA 11’ 8” x 10’ 6” (3.55m x 3.20m) : Period style radiator. Oak effect flooring. Solid cast iron with solid teak tread steps spiral staircase to Bedroom 4. Door to shower room. Large squared off opening to living dining kitchen.

SHOWER ROOM 6’ 7” x 3’ 10” (2.01m x 1.17m) : Modern white suite comprising: Low level W.C. with concealed cistern, wall hung vanity wash hand basin with cupboard beneath and walk in shower with fixed glass screen and housing a mains fed shower. Illuminated and demisting mirror. Wall mounted centrally heated towel radiator. Shaver point. Fully tiled walls and floor with underfloor heating.

OPEN PLAN LIVING DINING KITCHEN 28’ 0” x 22’ 0” (8.53m x 6.70m) :

Kitchen Area : Sunken glazed roof lights. Extensive range of contrasting eye level and base units in light oak and black wood effect having matching preparation surface over with composite sink unit with mixer tap. Built in 4-ring induction hob. Built in electric oven/grill with microwave over. Two built in fridges and freezers. Integrated dishwasher. Central oak topped breakfast island with seating for 5 with drawers beneath and power points.

Living Dining Area : 13 Amp power points. Oak effect flooring. PVCu double glazed French Doors to side aspect. To the rear



elevation are two large banks of picture windows each with a sliding door opening onto the rear garden. Under floor heating.

BEDROOM 4 (First Floor) 12’ 10” x 9’ 11” (3.91m x 3.02m) - some restricted headroom : Sloping ceiling with Velux roof lights. 13 Amp power points. Access to loft area housing Vaillant gas central heating boiler and pressurised hot water cylinder.

Outside :

FRONT : Cobbled driveway for 2-3 cars plus through gate is further parking and garage. Lawned garden frontage with borders and mature hedgerow. Cobbled path to front door.

SIDE : Cobbled driveway. External power point.

DETACHED GARAGE 16’ 7” x 9’ 7” (5.05m x 2.92m) internal measurements : Sliding glazed door to front. Power and light. Door to rear garden.

REAR : Adjacent to the rear of the property and extending to its full width is a large terrace area laid with artificial grass with rendered backdrop walls abutting the main garden. Steps to one side lead up to the pretty orchard garden mainly laid to lawn, encompassed with mature boundary hedgerow. Corner summerhouse.

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

SERVICES : Mains gas, electricity and water are connected (although not tested). Drainage via shared septic tank.

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

TAX BAND: D

LOCAL AUTHORITY: Staffordshire Moorlands

DIRECTIONS: SATNAV ST8 7SG

