



Long Valley Road, Gillow Heath, ST8 6QZ.
£300,000 Offers Over

Whittaker Est. 1930
& Biggs

Long Valley Road, Gillow Heath, ST8 6QZ.

This detached bungalow is located within a Cul De Sac location within the ever-popular semi-rural area of Gillow Heath. Offering deceptively spacious accommodation that has been extended to create flexible living space to include 3 bedrooms and 2 reception rooms plus a rear conservatory, which is a fantastic sized home that's sure to appeal to a variety of purchasers. Worthy of particular mention has to be the glorious rear gardens which are truly impressive. Not only by virtue of size but also the manicured lawns and well established borders and trees which enhance the landscape. There is also direct rear access, via your own private gate onto Biddulph Valley walk with its picturesque walk to adjoining Cheshire countryside, local beauty and picnic spot - Dane In Shaw. In addition to the previously mentioned accommodation, the property offers further potential via the loft space with a partially converted loft room, plus two further loft rooms, that offer more potential to create additional accommodation, if desired. The reception rooms allow flexibility for either an additional fourth bedroom or a formal dining room. The main lounge is a wonderful size with views over those delightful gardens. There is a modern shower room with a double width walk in shower, which could easily accommodate a bath as an alternative. The kitchen is well equipped and leads directly outside under a covered extending open porch with direct access to the garage, which is double in size and converted into a store with separate garage. In addition, there is side driveway allowing plentiful parking with double gates giving access to the covered carport. With countryside and many walks nearby, yet accessible to local amenities and neighbouring Cheshire towns, this is the perfect opportunity for those looking for lifestyle with the advantages of semi rural living. Offered for sale with no upward chain, a viewing of this splendid home is advisable to appreciate the size of the plot and accommodation.



Entrance Hall 4' 0" x 1' 0" (1.22m x 0.30m)

Radiator.

Inner Hallway/ Study 11' 5" x 6' 11" (3.47m x 2.10m)

Providing access to: -

Dining room/Bedroom Four 10' 10" x 14' 11" (3.31m x 4.54m)

Having a UPVC double glazed window to the front aspect overlooking the cul-de-sac and front gardens with views on the horizon. Built in stone feature fireplace with open grate and tiled hearth. Radiator.

Kitchen 10' 10" x 10' 10" (3.31m x 3.31m)

Having a range of pine fronted wall mounted cupboard and base units with fitted worksurface over, incorporating breakfast bar with seating for two people. Incorporating single drainer stainless steel sink unit with mixer tap over. Plumbing for washing machine and dishwasher, open display units under cupboard lighting, tiled floor, part tiled walls. Radiator, UPVC double glazed window to the side aspect, electric cooker point. UPVC double glazed rear access door with obscure glazed panels.

Shower Room 7' 8" x 7' 6" (2.34m x 2.29m)

Having a walk in shower cubicle with fixed shower tray and the curved shower screen, Triton electric shower. Fully tiled walls and floor. Pedestal wash handbasin with chrome mixer tap, low-level WC, radiator, extractor fan, access to loft space. UPVC double glazed, obscure window to the rear aspect, radiator. Airing cupboard.

Bedroom Three 10' 11" x 10' 10" (3.32m x 3.31m)

Having timber stairs to the loft space, built in storage cupboard with overhead storage. Radiator, fixed shelving, UPVC double glazed sliding patio door giving access to the conservatory.

Conservatory 11' 0" x 8' 4" (3.35m x 2.53m)

Of UPVC construction, full length with glazed windows to rear and sides, self-cleaning tinted glass roof, tiled floor, UPVC double glazed doors giving access to the rear gardens.

Lounge 17' 5" x 14' 11" (5.31m x 4.54m)

Having Upvc windows to side aspect, sliding patio doors giving access to the rear gardens. Radiator, feature exposed brick fireplace with slate tiled hearth, housing mock cast-iron gas fired stove.

Bedroom One 11' 1" x 10' 11" (3.39m x 3.32m)

Having UPVC double glazed window to the front aspect, radiator. Wall mounted TV point, built in wardrobes with overhead storage.

Loft Room 10' 6" x 11' 8" (3.19m x 3.55m)

Having a dwarf door to additional loft storage extending to an additional 5.04m in length loft, plus further loft space measuring 5.04 m in length. Hardwood skylight allowing natural light. gas fired central heating boiler.

Bedroom Two 9' 11" x 12' 0" (3.01m x 3.65m)

Upvc window to the side aspect, radiator.

Garage Store 8' 8" x 18' 1" (2.63m x 5.52m)

Upvc double glazed windows to side aspect internal door to 2nd garage, open roof void to pitched roof. UPVC double glazed window to the front aspect, timber half glazed door.

Garage 9' 7" x 18' 1" (2.91m x 5.52m)

Having metal open over garage door.



Externally

To the front of the property is driveway providing off road parking for numerous vehicles and giving access to the garage. The remainder of the garden is laid to lawn with flowering plant and shrub borders.

To the rear of the property is a larger than average fully enclosed garden with impressive manicured lawns, mature well stocked borders and sizable patio areas. Additionally, there is gated access directly onto the Biddulph Valley Way, making it ideal for countryside walks and pursuits.

Note:

Council Tax Band: Band D

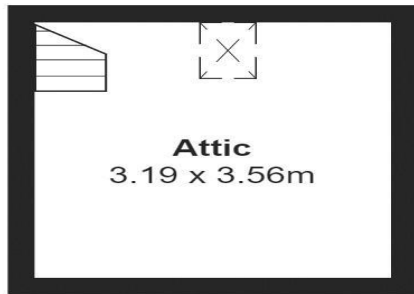
EPC Rating: Band D

Tenure: believed to be freehold



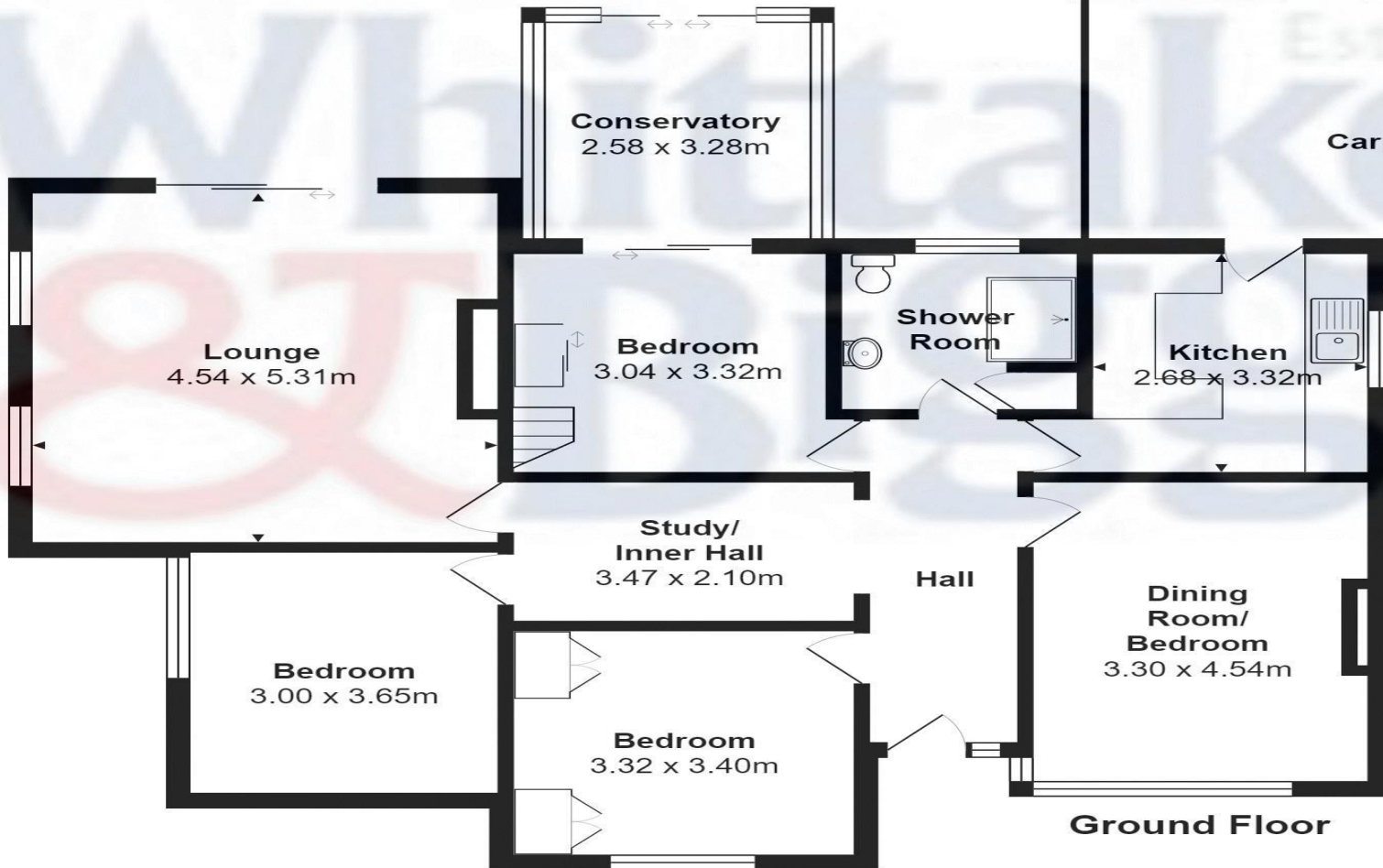
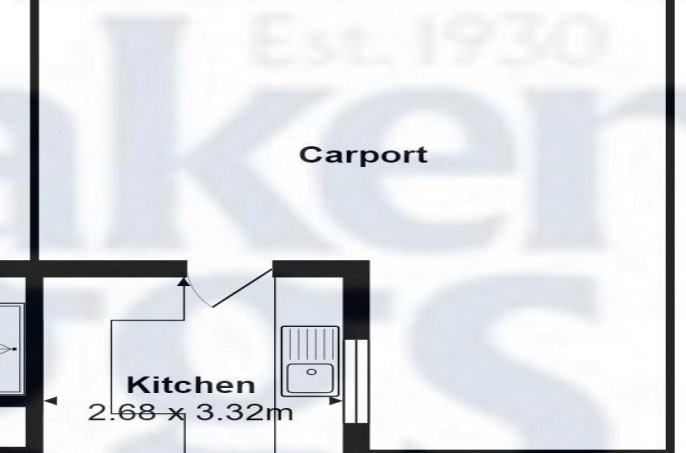
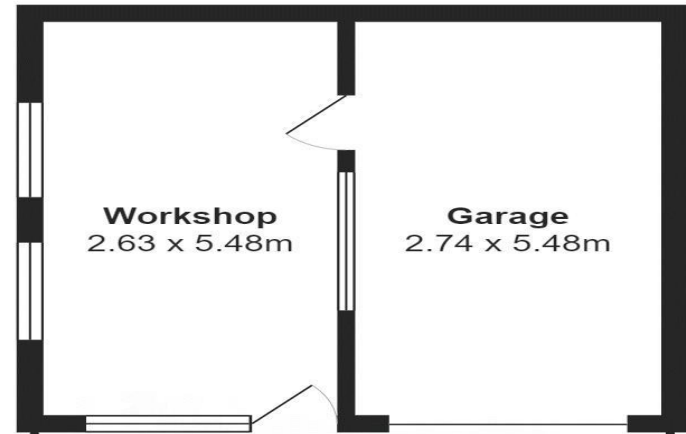






All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Total Area: 157.0 m² (excluding carport)



Ground Floor



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