



Woodhouse Lane, Biddulph, ST8 7DP.  
£175,000

Whittaker Est. 1930  
& Biggs

# Woodhouse Lane,

Biddulph, ST8 7DP.

Woodhouse Lane has to be one of the most popular locations in Biddulph, not only for its ease of access to local schools, making it a strong favourite with families, but it is also close proximity to neighbouring towns Congleton & Leek.

It's favoured non estate position is certainly another tick box as is its classic 1930' style with feature bay windows allowing an outlook over Biddulph with the rear bedrooms each enjoying pleasant far reaching views on the horizon over Mow Cop. Internally the property is a blank canvas, offered for sale at a realistic price to enable the punchers to create their perfect home within budget. Although compact two of the bedrooms are double & there's a lovely family bathroom with a spacious & luxurious feeling bath.

Positioned centrally within a well-balanced plot, this family home offers the potential to extend if required.

The extensive driveway & detached garage are additional welcomed features as is the South facing rear garden. This lovely home is offered for sale with the benefit of no upward chain.



### Entrance Hall

Understairs store, Upvc window & door to front, radiator, stairs to first floor landing.

### Lounge Diner 21' 2" x 11' 11" (6.45m x 3.62m)

Having Upvc bay window to front aspect, Upvc window to rear aspect. Feature fireplace having gas coal effect fire set upon a marble style heath. Coving to ceiling, radiators.

### Kitchen 15' 3" x 5' 10" (4.66m x 1.78m)

Range of wall mounted cupboard & base units with fitted work surface over incorporating a single drainer stainless steel sink unit with mixer tap over, integral washing machine & fridge. Fitted breakfast bar, Upvc window to rear & side.

### Family Bathroom 7' 1" x 6' 1" (2.15m x 1.86m)

having a luxurious shaped bath with deck mounted mixer tap & over bath shower. Wash hand basin in vanity unit, w.c. Fitted vanity storage with central mirror & feature pelmit lighting. Upvc window to front aspect, fully tiled walls, radiator.

### Bedroom One 13' 10" x 10' 5" (4.22m into bay x 3.17m into wardrobe)

Having fitted wardrobes to side wall, Upvc bay window to front aspect, radiator.

### Bedroom Two 7' 7" x 7' 3" (2.32m x 2.20m)

Upvc window to rear aspect with views on the horizon over Mow Cop, radiator.

### Bedroom Three 10' 4" x 7' 6" (3.14m x 2.28m)

Having Upvc window to rear aspect with views on the horizon over Mow Cop, radiator.

### Externally

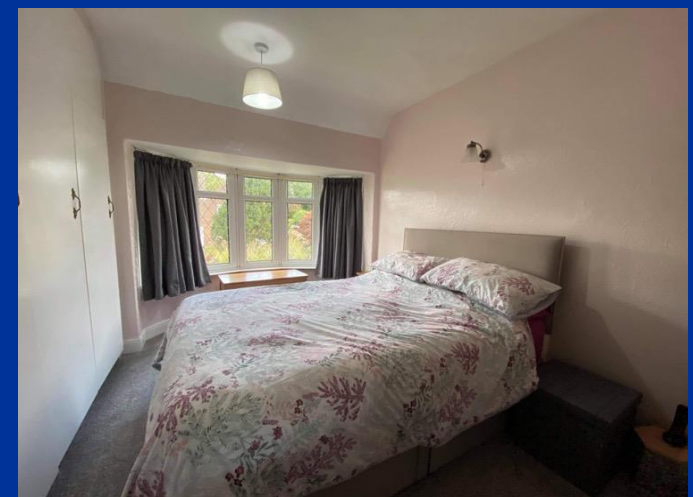
To the front of the property is an extensive driveway providing off road parking for numerous vehicles and giving access to the garage, in addition to a lawn area with flagged pathway. The rear garden is fully enclosed and laid to lawn holding a very desirable south facing position.



Note:  
Council Tax Band: TBC

EPC Rating: TBC

Tenure: believed to be Freehold.





Floor Plan Goes Here



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