



Pennine Way, Biddulph, ST8 7EA.
£325,000

Whittaker Est. 1930
& Biggs

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This superb sized three bedroom detached home offers spacious accommodation that is on a par with your average four bedroom detached. With two reception rooms plus an open plan dining kitchen and an integral garage, the accommodation allows great versatility to reconfigure or utilise the accommodation to suit your own requirements. The dining kitchen which adjoins the generous second reception room could be opened to create an even more impressive sized open plan living kitchen. Of course, this room would also make an excellent office/family room or fourth bedroom if required. The integral garage is an impressive 6.67m in length and offers potential for conversion, subject to approval. From the main hallway there is a conveniently placed ground floor cloaks and spacious bay fronted lounge complete with an attractive polished stone fireplace which frames the room perfectly. From the first-floor landing there are three double bedrooms with the main bedroom having an en suite shower room in addition to the luxurious family bathroom with its free-standing bath and raised plinth. Externally the generous sized corner plot is another stand out feature with its gardens extending to 3 sides including a side driveway allowing off road parking for multiple vehicles and a caravan or motorhome. The rear garden is a fantastic size and immediately adjoins the open woodland area to the rear aspect, ensuring a good degree of privacy. The garden is laid to lawn with an adjoining patio and well stocked feature borders. This family sized home offers so much potential and is located within a much sought after location of this popular development, close to local schools, amenities, and nearby Congleton Town.



Entrance Hall

Having a UPVC double glazed front entrance door with obscured glazed panel and matching window to side. Oak effect laminate flooring, radiator, coving to ceiling. Stairs to first floor landing.

Ground Floor Cloaks

Having a low level WC, wall mounted wash hand basin, extractor fan.

Lounge

5.27m x 3.95m into bay. Having double glaze walk-in bay window to the front aspect, radiator, grey Chevron effect vinyl flooring. Coving to ceiling, wall, light, points, UPVC double glazed obscured window to side aspect. Future Modern polished stone fireplace with inset gas fire.

Open Plan Dining Kitchen 18' 10" x 10' 11" (5.75m x 3.33m)

Having a range of white gloss wall mounted cupboard and base units with contrasting grey worksurface over, defined utility area incorporating a one and a half bowl single drainer, stainless steel sink unit with mixer tap over. UPVC double glazed window to the side with views over Mow Cop Castle. Wall mounted Worcester gas fired central heating boiler, plumbing for dishwasher, UPVC double glazed rear entrance door, door to integral garage. Grey Oak laminate effect laminate flooring, defined dining area. Radiator, coving to ceiling. Range of appliances including an electric combination oven & grill with separate four ring ceramic hob with touch control. Ceramic hob. Integral microwave, fridge and separate freezer inset display lighting. LED lighting to kickboards. UPVC window to the respect overlooking the garden and adjoining woodland.

Integral Garage 21' 11" x 8' 6" (6.67m x 2.60m)

Having a metal up and over door, UPVC double glazed obscure window to the side aspect, electric light and power. Access to fully boarded loft space with storage to eaves. Fire door, plumbing for washing machine, space full tumble dryer fitted base unit with worksurface over. Electric consumer unit. Anti theft security ground anchor points.

Study 9' 5" x 10' 11" (2.88m x 3.33m)

Having Upvc double glazed window to the rear aspect, radiator, grey wood effect laminate flooring.

First Floor Landing

Having coving to ceiling access to loft space.

Bedroom One 11' 5" x 13' 8" (3.47m x 4.17m)

Having a UPVC double glazed window to the rear aspect overlooking the gardens and adjoining woodland. Radiator. Door into ensuite.

Bedroom Two

3.97m maximum reducing 23.03m x 3.49m into wardrobe. Having a UPVC double glazed window to the front aspect with views on the horizon towards Biddulph Moor & Mow Cop. Radiator, built in wardrobes with central mirror doors.

Bedroom Three 10' 2" x 7' 6" (3.11m x 2.28m)

Having a UPVC double glazed window to the rear aspect, overlooking gardens and adjoining woodland. Radiator.

Family Bathroom 8' 8" x 8' 4" (2.65m x 2.55m)

Having a luxurious modern suite comprising of freestanding modern bath on raised plinth in fully tiled area with wall mounted chrome mixer tap with Flexi shower attachment. Low level WC with concealed system in white gloss vanity unit with matching vanity storage unit and wash hand basin with chrome mixer



tap and an incorporating drawers below. Fully tiled walls and floor, chrome heated towel radiator, extractor fan, UPVC double glazed obscured window to the front aspect. Fixed illuminated mirror.

Externally

To the front aspect there is a lawned garden with high conifer hedging providing privacy. Driveway extending to the side of the property, allowing plentiful parking for several vehicles. Also with Conifer hedge boundary gated side access to lawn side garden and access to the rear garden.

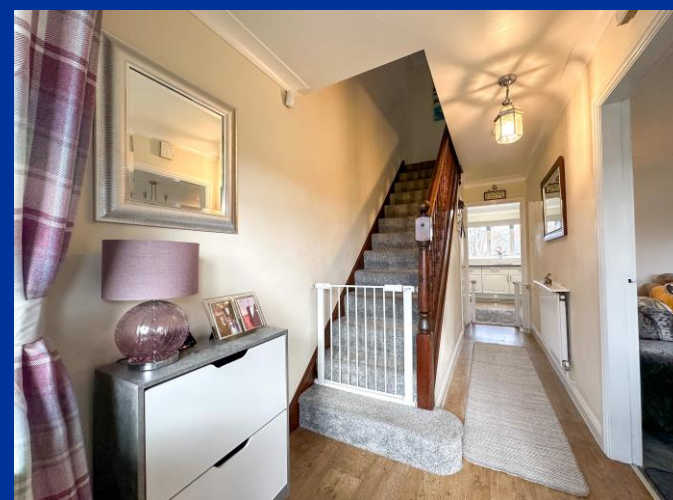
Rear Garden

Fully enclosed via timber fence panels adjoining woodland area to the rear aspect, enjoying a good degree of privacy. Predominately laid to lawn with adjoining paved patio and feature borders stocked with an assortment of seasonal plants and shrubs.

Note:
Council Tax Band: D

EPC Rating: C

Tenure: believed to be Freehold







Floorplan Goes Here



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