



Robin Hill, Biddulph Moor, ST8 7NN.

£145,000

Est. 1930
**Whittaker
& Biggs**

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Tucked away from the roadside, adjacent to open fields is where you'll find this quaint cottage, which offers so much potential.

Although in need of full modernisation this property is the perfect blank canvas for this looking to design a home to their own specification where location is paramount.

The rear views of adjoining fields and far reaching rolling countryside, as well as a front outlook adjacent fields. The cottage currently has 2 bedrooms, kitchen, lounge, adjoining conservatory & ground floor shower room.

The rear views are certainly enhanced from the rear bedroom as a stand out feature to this property. The rear garden is of a good size, providing plenty of potential to extend & capitalise on those fantastic views.

Offered for sale with no upward chain & at a realistic selling price to reflect the works required.



Side Entrance Porch

Upvc construction with windows to front & rear, Upvc side entrance door.

Kitchen 6' 2" x 9' 1" (1.89m x 2.76m)

UPVC leaded window to side aspect, tiled floor, single drainer sink unit, side entrance door with decorative stained glass panel. Under stairs store, stairs to 1st floor landing.

Lounge 12' 2" x 12' 1" (3.72m x 3.69m)

Having a feature fireplace with open fire set up on a tiled hearth, beams to ceiling, tiled floor, sliding UPVC double glazed patio doors to conservatory.

Conservatory 7' 2" x 6' 4" (2.18m x 1.94m)

Upvc construction with glazed windows to the rear and side aspect overlooking the gardens and adjoining fields. UPVC fully glazed door providing access to the garden.

Shower Room 5' 7" x 4' 3" (1.71m x 1.30m)

Open shower cubicle, wall mounted wash hand basin, low level W.C tiled walls, hardwood timber glazed window to rear aspect, electric heater.

First Floor Landing

Leaded window to the front aspect overlooking fields.

Bedroom One 12' 0" x 12' 3" (3.67m x 3.73m)

Built in store cupboard, Upvc double glazed window to the rear aspect with views over fields.

Bedroom Two 6' 1" x 9' 0" (1.86m x 2.75m)

Having UPVC double glazed window to the side aspect with views over the adjacent fields, wall light point.

Externally

Gated access to the side of the property & the rear garden.



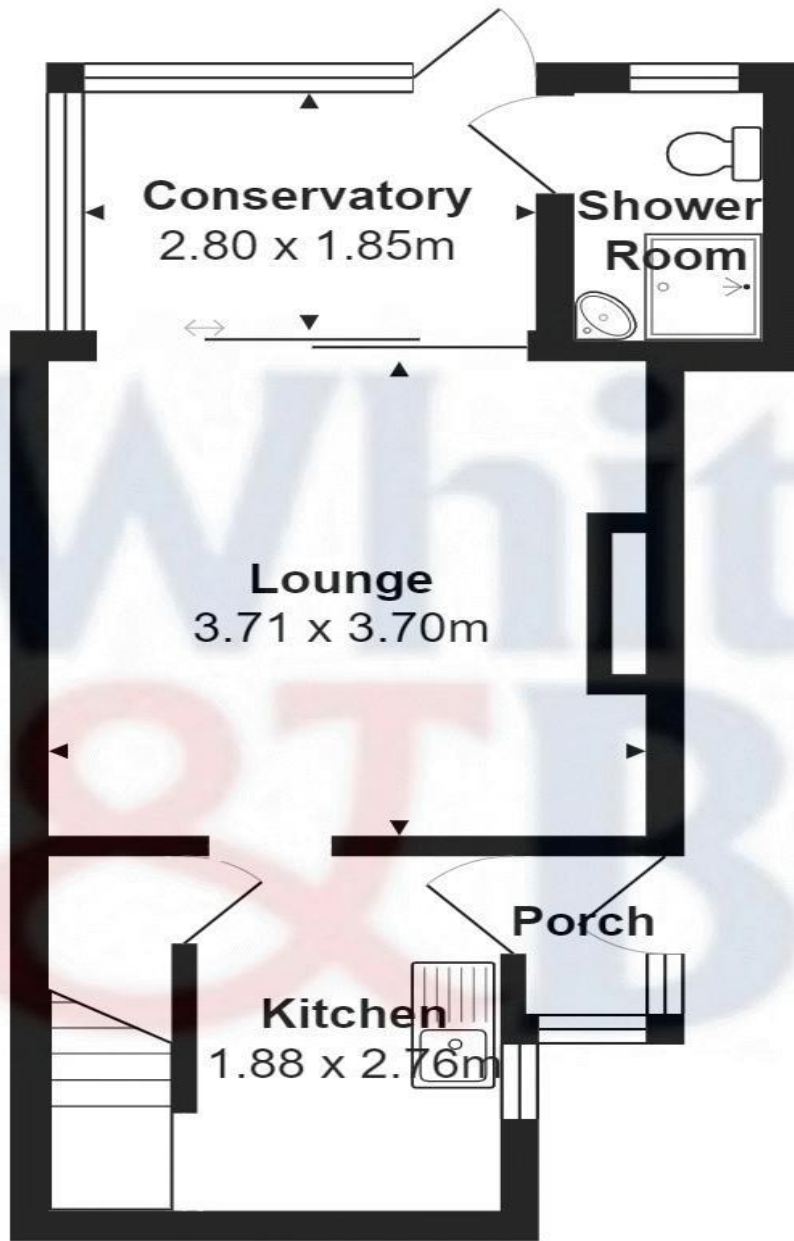
Note:

Council Tax Band:

EPC Rating:

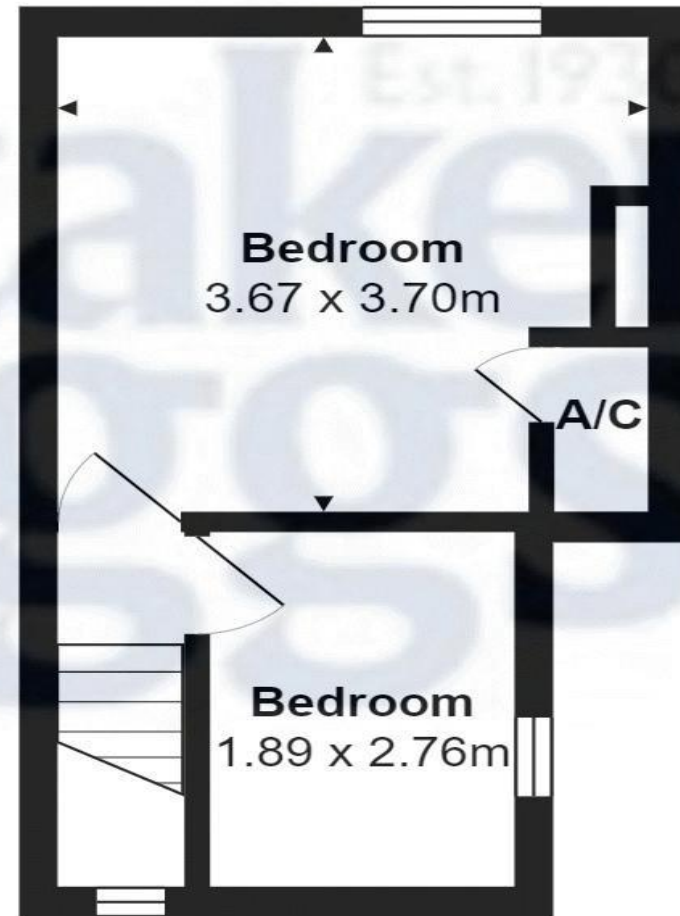
Tenure: believed to be Freehold





Ground Floor

Total Area: 53.8 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



First Floor



Directions

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