



New Street, Biddulph Moor, ST8 7NQ.  
£175,000

Whittaker Est. 1930  
& Biggs



## New Street, Biddulph Moor, ST8 7NQ.

The views from this stone cottage are amazing, no matter the season. There's so much potential with this elevated plot together with a fantastic sized driveway that allows ample space for a caravan/motorhome. There are 2/3 bedrooms with so much potential to reconfigure to create a standard three-bedroom home. The ground floor also has the same potential to reconfigure and create an open plan kitchen. There is also an additional useful former coal store that could be converted. The main lounge has an open coal fire with a walk-in bay window with the most spectacular views, sunrises & sunsets. The ground floor bathroom is a fantastic size although in need of updating. As previously mentioned, the property can be reconfigured within its existing accommodation however, there is also scope to extend, if required & subject to approval. Externally there are wrap around gardens that take in those amazing views. The semi-rural location of the cottage is also appealing with village amenities close by and picturesque countryside walks, yet convenient for Biddulph town, Congleton, Leek & Macclesfield. Offered for sale with no upward chain.





### Entrance porch

Having UPVC double glazed front entrance door, glazed timber door giving access into the lounge.

### Lounge 14' 7" x 12' 0" (4.45m x 3.65m) into window

Having UPVC double glazed window to the front aspect with far-reaching views. Feature fireplace with a granite hearth and tiled inset with open fire. Wall light, points, radiator, wall ventilation.

### Kitchen 13' 0" x 4' 6" (3.96m x 1.37m) including walk in store

Having a fitted worksurface with single drainer stainless steel sink unit with mixer tap over. Tiled floor, part tiled walls, radiator, electric cooker point. Windows to the side aspect. Access to vestibule. Radiator. Walk in pantry store with fitted shelving & UPVC double glaze window to the rear aspect. Vestibule under stairs, storage, UPVC double glazed entrance door with half glazed panel. Access to the rear patio.

### Utility 6' 0" x 4' 0" (1.83m x 1.23m)

Having UPVC double glazed obscured window to the rear aspect, electric light and power.

### Inner Hall

Upvc window to the front aspect with far reaching views, stairs to 1st floor landing.

### Bathroom 5' 11" x 9' 8" (1.80m x 2.95m)

Having a panned bath with electric shower over. Part time walls, UPVC double glazed obscured window to the front aspect, radiator, electric heater, tiled effect flooring. low-level WC, pedestal wash hand basin.

### First Floor Landing

**Bedroom One** 12' 2" x 9' 4" (3.70m x 2.85m) Overall measurement between bedroom one & two, 4.96 m x 3.70 m.

Having UPVC double glazed window to the front aspect with far reaching views . Radiator.

**Bedroom Two** 6' 7" x 12' 1" (2.01m x 3.68m)

Upvc window to the rear aspect. Radiator, built in airing cupboard, housing hot water tank.

**Bedroom Three** 5' 11" x 6' 2" (1.80m x 1.88m) into roof void extending to 3.21 into eaves.

Upvc double glazed window to the side aspect. Radiator. Access to roof void.

### Externally

To the side of the property is a tarmac parking area providing off road parking for for several vehicles. A path provides access to the front of the property.





Council Tax Band: B

EPC Rating: TBC

Tenure: believed to be Freehold















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