



Hillside Close, Biddulph Moor, ST8 7PF.

£225,000

Whittaker Est. 1930  
& Biggs

# Hillside Close,

Biddulph Moor, ST8 7PF.

Looking for a renovation project with a good sized plot & location? This impressive sized bungalow is one not to be missed.

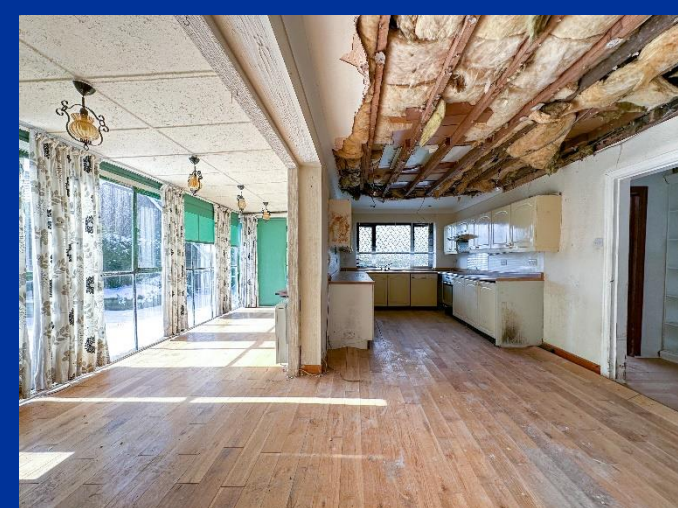
Although in need of total refurbishment, there's no denying the potential this fantastic sized bungalow offers.

Occupying a corner position, with wrap around private gardens, this already extremely spacious home shows what it could be when it's fully restored, with its existing accommodation that offers fantastic rooms sizes.

At present there are 2 bedrooms, but even with the existing footprint, the accommodation could be reconfigured into three. Of course there's potential to expand the loft to create further bedrooms, if required.

Due to the extent of the works required, there could be an application made to demolish & rebuild, subject to approval.

Located in the heart of Biddulph Moor, it's the perfect project for those wanting to create a dream home to their own specifications, all within a delightful semi rural location.



**Reception Hall 16' 1" x 9' 4" (4.89m x 2.84m)**

UPVC front entrance door with UPVC side panels, electric storage heater, wall, light points.

**Dining Kitchen 23' 11" x 9' 1" (7.28m x 2.78m)**

Open plan,, having a range of wall and base units with fitted work surface over incorporating a double circular sink with mixer tap over. Integral electric combination oven with separate ceramic hob over and extractor fan. Glazed window to side aspect, wall mounted heater, wooden flooring.

**Sunroom 24' 6" x 7' 5" (7.47m x 2.27m)**

Adjoining the kitchen, having full length glazed windows to the rear aspect. Wooden flooring, side entrance door to gardens. Electric storage heaters. Opening into kitchen.

**Utility Room 13' 1" x 7' 2" (4m x 2.18m)**

Wall & base units with fitted work surface over, plumbing for washing machine. Single glazed window to side aspect.

**Inner hallway 12' 6" x 3' 3" (3.81m x 0.98m)**

Patio doors to side aspect, opening into garden room / bedroom

**Bedroom One 8' 4" x 11' 7" (2.54m x 3.52m)**

Having sliding patio doors and internal glazed window.

**Inner hallway 10' 11" x 5' 5" (3.34m x 1.65m)**

Having fitted wardrobes, laminate flooring. cupboard, housing, hot water cylinder.

**Lounge 22' 2" x 10' 5" (6.75m x 3.17m)**

Having sliding patio doors to side aspect, electric storage heaters, feature stone fireplace. Window to front aspect, wall, light points.

**Bathroom 7' 7" x 9' 3" (2.31m x 2.81m)**

Having a white three piece suite comprising of panelled bath, wash and basin, low-level WC. Window to side aspect, electric storage heater, electric shower.

**Bedroom Two 12' 8" x 12' 6" (3.85m x 3.80m)**

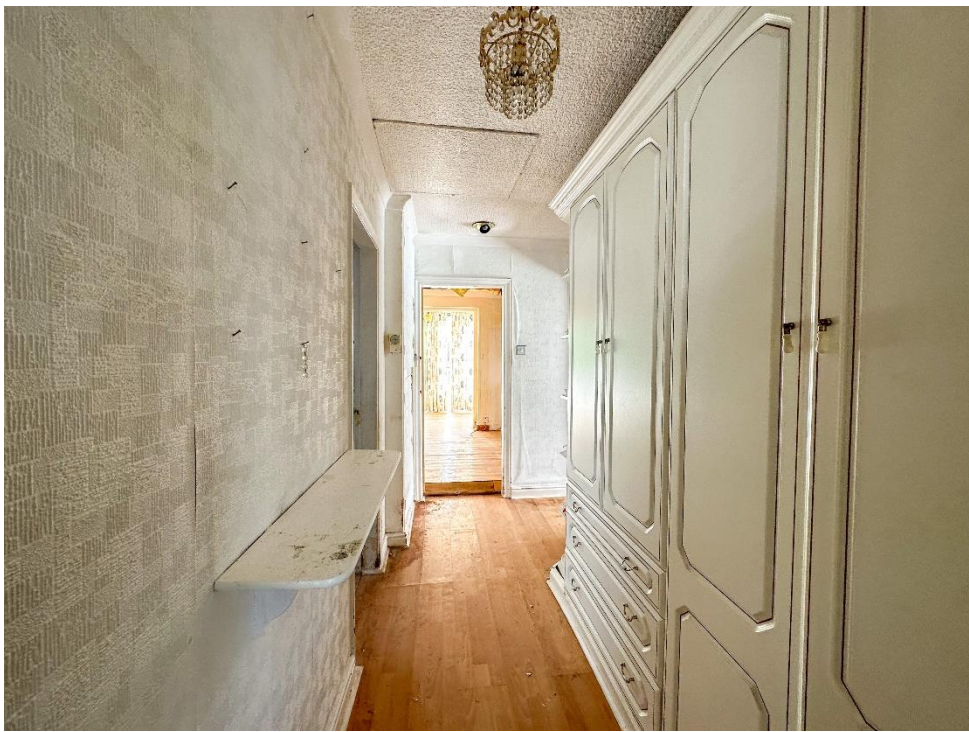
reducing 2.36m Having hardwood double glazed window to front aspect, built in fitted wardrobes, electric storage heater, laminate flooring.

**Externally**

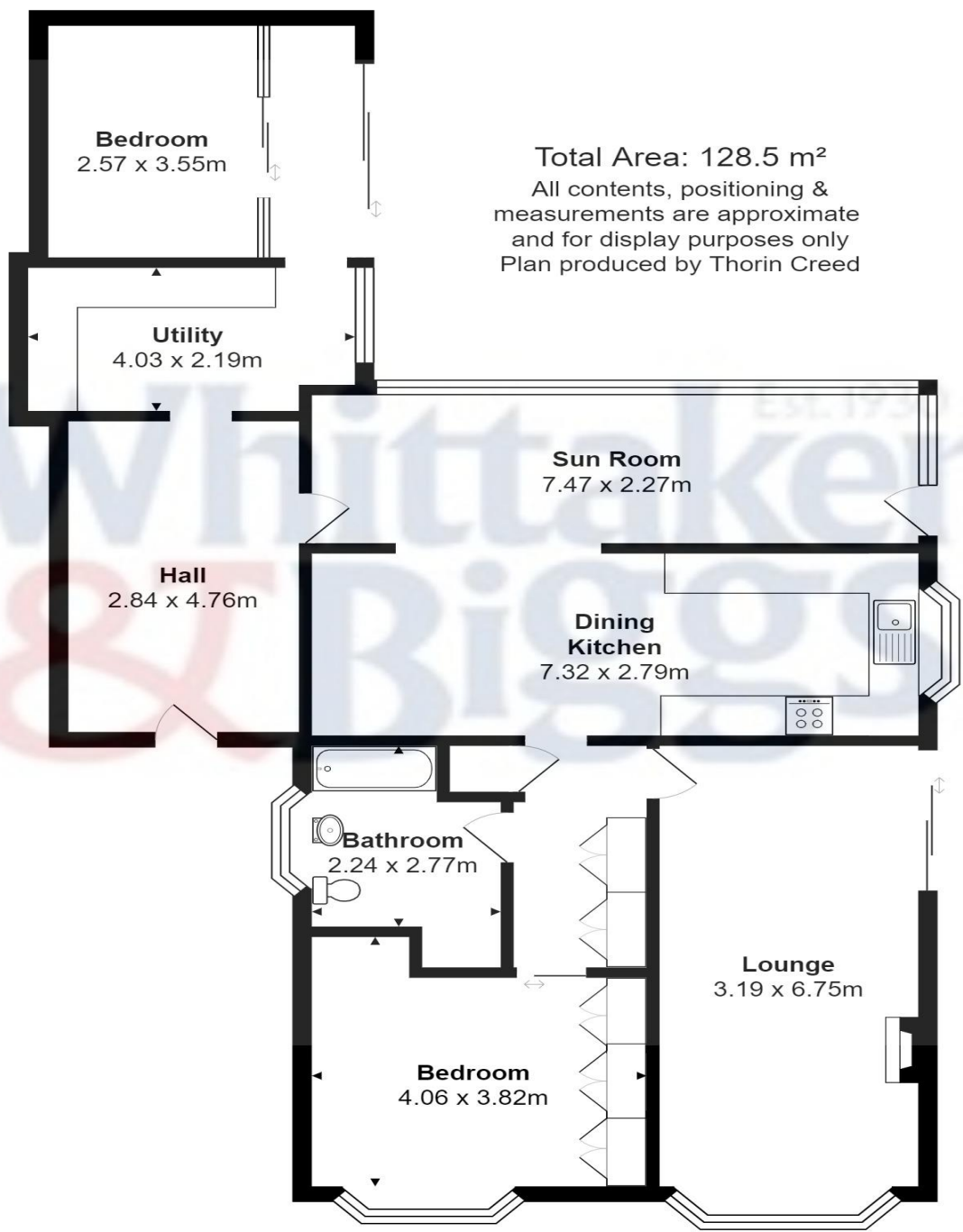
There is a substantial driveway allowing ample parking with double gates allowing vehicular access into the grounds. Wrap around, private gardens to three sides.











Total Area: 128.5 m<sup>2</sup>  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

34 High Street Biddulph Stoke-On-Trent Staffordshire ST8  
6AP  
T: 01782 522117  
E: [biddulph@whittakerandbiggs.co.uk](mailto:biddulph@whittakerandbiggs.co.uk)

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Whittaker & Biggs Est. 1930