



PRIORY

PROPERTY SERVICES



4 Bedrooms. Detached Property Offering Generous Family Accommodation & Boasting Stunning Semi Rural Views Over Open Countryside To Front. Large Lounge & Separate Dining Room. Modern Fitted Dining Kitchen. uPVC D/G Conservatory.



Woodhouse Lane Biddulph

£365,000

ENTRANCE HALL

Panel radiator. Open spindle staircase allowing access to a galleried landing. Low level telephone point. Coving to the ceiling with ceiling light point. Modern uPVC double glazed door and side windows to the front elevation. Useful walk-in under stairs cloaks cupboard.

LOUNGE 19' 2" x 12' 10" (5.84m x 3.91m)

Gas fire set in an attractive stone surround with marble hearth. Television point. Various low level power points. Two panel radiators. Coving to the ceiling with ceiling light point and wall light points. Part glazed door allowing access to the entrance hall. Set of double opening glazed doors allowing access and views into the large dining room. uPVC double glazed bow window to the front elevation allowing views of the established front gardens and fantastic views over open countryside.

DINING ROOM 14' 8" x 12' 10" (4.47m x 3.91m)

Two panel radiators. Low level power points. Coving to the ceiling with both wall and ceiling light points. Large archway leading into the kitchen. uPVC double glazed double opening French doors allowing access and views into the conservatory. uPVC double glazed window towards the rear.

CONSERVATORY 15' 2" x 7' 8" (4.62m x 2.34m)

Brick base and pitched roof construction. Quality tiled floor. Panel radiator. Power and light. uPVC double glazed windows to both the side and rear elevations, rear allowing pleasant views of the well stocked gardens, side allowing fantastic views over the Biddulph Valley, towards Mow Cop on the horizon. uPVC double glazed, double opening French doors to the rear.

DINING KITCHEN 13' 8" x 12' 10" (4.16m x 3.91m)

Excellent selection of new modern fitted eye and base level units, base units having extensive work surfaces above with attractive tiled splash backs and power points above. Stainless steel one and half bowl sink unit with drainer and mixer tap. Built in (Lamona) eye level double electric oven. Built in (Lamona) electric induction hob with circulator fan/light above. Built in (Lamona) slim-line dishwasher. Built in 50/50 fridge and freezer. Excellent selection of soft close drawer and cupboard space. Quality timber effect laminate floor. Panel radiator. Large archway into the dining room. Part glazed door allowing access into the large entrance hall. Coving to the ceiling with ceiling light point. Double glazed timber window allowing views into the conservatory and rear garden. Part glazed door allowing access to the side porch.

SIDE PORCH

Ceiling light point. Door allowing access to the ground floor cloakroom. Further door allowing access to the utility room. uPVC double glazed door to the side elevation allowing fantastic views over towards Biddulph Valley and Mow Cop on the horizon.

GROUND FLOOR CLOAKROOM/W.C.

Recently modernised suite comprising of a low level w.c. Wash hand basin with chrome coloured mixer tap. Attractive tiled walls. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the side. Steps down to a storeroom.

STOREROOM/CLOAKS RECESS

Range of fitted eye and base level units. Power and light. uPVC double glazed sliding patio window and door allowing access into the integral double garage. Further door allowing access into the ground floor utility room.

UTILITY ROOM 7' 10" x 8' 0" (2.39m x 2.44m)

Range of fitted eye and base level units, base units having work surfaces above. Sink unit with drainer and mixer tap. Useful cupboard space below. Plumbing and space for washing machine. Ample space for dryer if required. Wall mounted (Ideal) gas central heating boiler. Ceiling light point. uPVC double glazed window towards the rear.

INTEGRAL DOUBLE GARAGE 17' 8" x 17' 8" (5.38m x 5.38m)

Two electrically operated up-and-over doors to the front elevation. Power and light. uPVC double glazed window to the side. uPVC double glazed sliding patio window and door to the storeroom/cloaks recess off the rear porch. (Nb as you enter the garage, it is divided into two via a brick wall, then towards the rear of the garage it is open as one).

GALLERIED LANDING

Panel radiator. Low level power points. Coving to the ceiling with ceiling light points. Useful walk in cylinder cupboard with slatted shelf above and ceiling light point. Pleasant window seat. uPVC double glazed window allowing fantastic views over open countryside towards Congleton Edge on the horizon. Doors to principal rooms.

MASTER BEDROOM 13' 6" minimum meas. to wardrobe fronts x 12' 10" (4.11m x 3.91m)

Fitted wardrobes to the majority of one wall with various double opening doors, side hanging rails and built in storage shelving. Matching dressing table with drawers and cupboard space. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front with fantastic views over open countryside towards Congleton Edge on the horizon.

BEDROOM TWO 12' 10" x 11' 8" (3.91m x 3.55m)

Panel radiator. Low level power point. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the rear, rear having pleasant views of the garden and partial views over towards Biddulph Valley and Mow Cop on the horizon.

BEDROOM THREE 13' 6" x 9' 0" (4.11m x 2.74m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front with fantastic views over open countryside towards Congleton Edge on the horizon.

BEDROOM FOUR 8' 10" x 7' 8" (2.69m x 2.34m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear with views of the rear garden and partial views of the Biddulph Valley, towards Mow Cop to one side.

L SHAPED FAMILY BATHROOM 10' 8" maximum into the shower x 7' 10" (3.25m x 2.39m)

Large L shaped, recently modernised family bathroom comprising of a white suite. Low level w.c. Wash hand basin with chrome coloured mixer tap, set in an attractive vanity unit with cupboard space below and useful work surface above. Panel bath with chrome coloured mixer tap. Large double walk-in shower with chrome coloured mixer shower and rain head shower above and glazed shower screen. Quality modern tiled walls. Chrome coloured panel radiator. Ceiling light point. uPVC double glazed frosted window towards the rear.

EXTERNALLY

The property is approached via a low level boundary wall and sweeping tarmac driveway allowing off road parking and easy access to the double integral garage. Garden is mainly laid to lawn with further steps leading to a canopied entrance. Pedestrian access can be gained down one side of the property to the rear. Fantastic views over open countryside to the front.

REAR ELEVATION

The rear has a small timber decked area. Block paved pathway surrounds the conservatory, down towards the side of the property. Rear garden is mainly laid to lawn with well stocked established flower and shrub borders. Mixture of brick walling and timber fencing forms the boundaries. Hard standing for greenhouse. Further small flagged patio area. Great views over towards Mow Cop to the side. Further block paved flagged pathway allows easy access to the side, round the side of the garage to the front.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed North along the by-pass. At the roundabout turn left onto Congleton Road. Continue past the Biddulph Arms public house, turning 3rd right onto Woodhouse Lane and continue up to where the property can be clearly identified by our Priory Property Services Board on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.

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