



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Rare Opportunity To Purchase This Beautiful Semi Detached Stone Cottage With Very Large Garden To The Rear & Boasting The Most Stunning Views Over Open Countryside & The Cheshire Plain. Two Reception Rooms & Conservatory.



Rudyard Road Biddulph Moor ST8 7JW

£350,000

L SHAPED LIVING ROOM/DINING ROOM 22' 2" x 14' 8", narrowing to 11' 4" (6.75m x 4.47m)

Quality timber effect laminate flooring. Two panel radiators. Television point. Multi-Fuel burner with attractive tiled surround and hearth. Timber beams to the ceiling with ceiling light points. Doors allowing access to the cloaks cupboard with light. Part glazed door allowing access to the dining room. Part glazed double opening French doors allowing access into the conservatory. uPVC double glazed windows to the front and side elevations, front allowing open field views, side allowing fantastic open views over towards Mow Cop, the Cheshire Plain and over to Wales on the horizon. uPVC double glazed door to the side.

CONSERVATORY

uPVC double glazed windows to both the side and rear elevations, rear allowing fantastic open panoramic views over open countryside towards Mow Cop, Cheshire Plain and all the way over to Wales on a clear day on the horizon. Quality timber effect laminate floor. Panel radiator.

DINING ROOM 14' 0" into the stairs x 11' 0" maximum into the chimney recess (4.26m x 3.35m)

Quality laminate flooring. Panel radiator. Open stairs allowing access to the first floor. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation allowing beautiful views over open countryside. Multi-fuel burner set in attractive chimney breast with tiled hearth. Low level power points.

KITCHEN 15' 5" in length x 6' 8" approximately (4.70m x 2.03m)

Range of base units with work surfaces above. Stainless steel sink unit. Plumbing and space for washing machine. Space for fridge under the units. Tiled floor. Ceiling light point. Electrical cooker point. uPVC double glazed French door towards the rear elevation allowing fantastic panoramic views over the Cheshire Plain.

FIRST FLOOR - LANDING

Panel radiator. Loft access point. Doors to principal rooms.

BEDROOM ONE (L SHAPED) 15' 2" x 14' 6" maximum, narrowing to 10' 4" (4.62m x 4.42m)

Two panel radiators. Low level power points. Ceiling light points. uPVC double glazed window to the front allowing fantastic open field views. Two uPVC double glazed windows allowing panoramic views over towards Mow Cop and the Cheshire Plain on the horizon.

BEDROOM TWO 11' 0" x 10' 8" (3.35m x 3.25m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing fantastic views over open countryside to the front.

BEDROOM THREE (L SHAPED) 10' 10" maximum x 10' 2" maximum into the recess (3.30m x 3.10m)

Panel radiator. Timber effect laminate flooring. Ceiling light point. uPVC double glazed window allowing fantastic panoramic views over the Biddulph Valley towards the Cheshire Plain.

FAMILY BATHROOM 10' 4" x 6' 8" (3.15m x 2.03m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps and fitted mirror above. Panel bath with chrome coloured mixer tap and shower attachment. Quality tiled walls. Panel radiator. Storage cupboard. Inset ceiling lights. uPVC double glazed window to the side allowing fantastic views.

EXTERNALLY

The front of the property is approached via a fore courted crazy paved patio with secure gated access to the large elevated patio at the side.

SIDE ELEVATION

The side has a large elevated crazy paved patio set behind attractive stone walling that enjoys the majority of the all-day to late evening sun and allows fantastic views over open countryside, over towards Mow Cop and over to the Cheshire Plain and on clear days over to the Welsh Mountains. Fantastic views over the large established rear gardens and open countryside to Trough Stones on the horizon. Easy access to the property. Crazy paved patio surrounds the conservatory and the rear of the property. Steps down to a good size mature lawned walled garden surrounded by a mixture of stone walling and established hedgerow to the front, with fantastic panoramic views from all angles. Good selection of mature shrubs to the borders. Easy access to driveway and hard standing.

REAR ELEVATION

Enclosed small flagged patio area with double opening French doors allowing easy access to the kitchen. Reception lighting. Oil storage tank. Brick built tiled roof lean-to at the rear housing the oil central heating boiler. Extensive beautiful large lawned garden surrounded by established hedgerows forming the boundaries and providing uninterrupted views over open countryside across the Cheshire Plain.

DRIVEWAY & HARD STANDING

Driveway and hard standing provides easy off road parking for approximately 2/3 vehicles.

PRE-FABRICATED GARAGE

Large pre-fabricated garage with up-and-over door and single door to the front. Double opening gates allowing easy vehicle access and pedestrian access to the extensive beautiful large lawned garden.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass, towards Knypersley traffic lights. Turn left onto Park Lane and continue up towards 'Biddulph Moor' which becomes New Street. Once in 'New Street' turn 2nd right after the 'Rose and Crown' Public House onto 'Rudyard Road' where the property can be identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

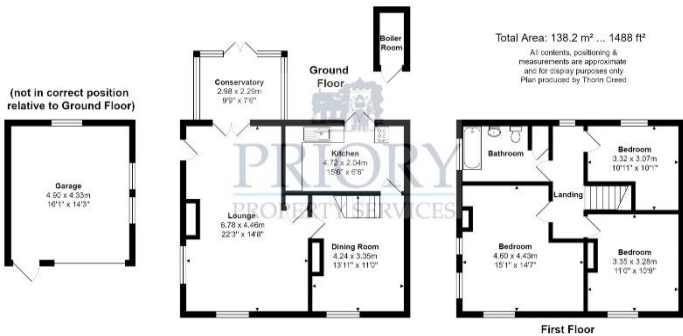


PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Rudyard Road, Biddulph Moor

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.