



4 Bedrooms. Stunning Detached Family Home Built By The 'Wells Family' Circa 1933. Master Bedroom With En-Suite/Dressing Rm Off. Bespoke Dining Kitchen, Sep Utility & Formal Dining Rm. Beautiful Gardens. Dble Garage. No Chain!



RECEPTION HALL 16' 8" x 9' 10" (5.08m x 2.99m)

Original wide 1930's turn flight grand staircase allowing access to the first floor galleried landing. Panel radiator. Low level power points. Both wall and ceiling light points. Useful under stairs recess with timber leaded window allowing borrowed light from the family room/conservatory. Doors to principal rooms. Original leaded door and window surround to the front elevation. Attractive picture rail.

BAY FRONTED LOUNGE 18' 10" maximum into the bay x 15' 8" minimum measurement excluding the bay (5.74m x 4.77m)

Living Flame gas fire set in an attractive bespoke fire surround with decorative tiled inset and hearth. Matching mirror above. Various low level power points. Both wall and ceiling light points. Period style coving to the ceiling. Two cast column radiators with brass tap fittings. Two attractive walk-in bay windows one with seating, both having uPVC double glazing, front allowing pleasant views up towards Mow Cop on the horizon.

BAY FRONTED DINING ROOM 18' 10" x 15' 8" (5.74m x 4.77m)

Attractive, quality timber fire surround with marble inset and hearth and Living Flame gas fire. Two panel radiators. Various low level power points. Both wall and ceiling light points. Period style coving to the ceiling with centre ceiling light point. Timber double opening French Doors allowing access and views into the conservatory/family room. Attractive walk-in bay window with seating, uPVC double glazed windows allowing pleasant views up towards Mow Cop on the horizon.

INNER HALLWAY/RECEPTION HALL TO THE REAR

Attractive tiled floor. Coving to the ceiling with wall light points and ceiling light point. Various low level power points. Panel radiator. Doors to principal rooms. Stone step up to a further tiled area with quality double glazed door allowing access to the rear garden. Further doors allowing access to a walk-in cloaks cupboard. Loft access point. Timber double glazed door to the side elevation.

WALK-IN CLOAKS CUPBOARD

With built in shelving. Ceiling light point. Tiled floor. Houses the wall mounted (Glow-Worm) gas central heating boiler.

GROUND FLOOR CLOAKROOM/W.C.

High level w.c. Wash hand basin set in an attractive vanity unit. Quality half tiled Victorian style walls. Tiled floor. Panel radiator. Ceiling light point. Extractor fan.

UTILITY ROOM 9' 10" x 4' 10" (2.99m x 1.47m)

Base unit with work surface above and tiled splash backs. (Leisure) sink unit with drainer and mixer tap. Drawer and cupboard space. Plumbing and space for an automatic washing machine. Space for dryer. Ample space for free-standing fridge or freezer. Quality tiled floor. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the side.

STUDY/BEDROOM FOUR 9' 10" x 6' 4" (2.99m x 1.93m)

Panel radiator. Low level power points. Telephone point. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the side elevation.

DINING KITCHEN 13' 8" x 11' 8" both measurements are maximum and into the units (4.16m x 3.55m)

Excellent selection of bespoke fitted French Oak eye and base level units, base units having extensive work surfaces above, edged in French Oak. Two eye units have attractive glazed fronts and glazed display shelving. Attractive tiled splash backs with various power points across the work surfaces. Built in modern (Bosch) four ring gas hob with extractor fan/light, French Oak mantel above and drawer set below. Built in eye level double electric (NEFF) oven. Built in (Beko) dishwasher. Built in (Bosch) fridge. Excellent selection of drawer and cupboard space. Attractive quality tiled floor. Low level electric floor heater. Panel radiator. Period style coving to the ceiling. Inset ceiling light and central ceiling light point. Large uPVC double glazed windows to both the side and rear elevations.

FAMILY ROOM/CONSERVATORY 15' 8" x 14' 10" approximately (4.77m x 4.52m)

Constructed brick low level wall with pitched/tiled roof. Timber double glazed windows to both the side and rear elevations, allowing pleasant views of the private gardens. Concealed panel radiators. Low level power points. Quality vaulted ceiling with exposed timber beams. Centre ceiling light point. Glazed timber double opening French doors allowing access and views into the dining room. Timber part glazed door allowing access into the inner hallway. Timber double glazed, double opening French doors allowing access and views to the side garden.

GALLERIED LANDING 19' 6" x 9' 10" (5.94m x 2.99m)

Superb original, wide 1930's turn flight grand staircase allowing access to the ground floor reception hall. uPVC double glazed original 1930's set leaded window, fitted into the casements on the half landing. Low level power points. Period style coving to the ceiling with centre ceiling light points. Doors to principal rooms. Feature uPVC double glazed arched window – (encased in the window is the original leaded 1930's stained glass) to the front elevation. Easy loft access point, loft is boarded with light point and power. PLEASE NOTE: THE LANDING IS LARGE ENOUGH TO BE CONVERTED INTO A FURTHER BEDROOM IF REQUIRED.

BAY FRONTED MASTER BEDROOM 14' 10" x 13' 2" maximum into the bay (4.52m x 4.01m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Television point and telephone point. Large walk-in bay window with uPVC double glazed windows to the front, allowing excellent views up towards Biddulph and Mow Cop on the horizon. Door allowing access to the en-suite shower/dressing room.

EN-SUITE SHOWER/DRESSING ROOM 13' 8" maximum into the recess x 5' 0" (4.16m x 1.52m)

Modern suite, comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap and cupboard space below. Good size glazed modern shower cubicle with wall mounted electric (Triton) mixer shower. Chrome coloured towel radiator with electric heated towel rail option. Quality tiled floors with under floor heating. DRESSING AREA with built in bespoke wardrobes with bevel edged glazed fronts. Various double and side hanging rails, incorporating drawer set and shelving. Coving to the ceiling with LED ceiling lights. Extractor fan. Quality high gloss tiles to the majority of the walls. uPVC double glazed frosted window to the rear.

BAY FRONTED BEDROOM TWO 18' 10" maximum into the bay x 15' 8" (5.74m x 4.77m)

Two panel radiators. Various low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the side elevation allowing partial views up towards Gillow Heath, Congleton Edge and down towards The Cloud on the horizon. Attractive large walk-in bay window to the front elevation with partial views over towards Congleton Edge and Mow Cop.

BEDROOM THREE 11' 8" x 11' 4" excluding the entrance recess area (3.55m x 3.45m)

Two panel radiators. Low level power points. Built in wardrobe with side hanging rail. Cylinder cupboard with new modern cylinder and slatted shelves above. Coving to the ceiling with ceiling light point. uPVC double glazed windows to both the side and rear elevations, rear allowing views up towards Fountain Court and Biddulph Moor on the horizon.

FAMILY BATHROOM 9' 8" x 7' 10" (2.94m x 2.39m)

Quality traditional Victorian style suite comprising of a low level w.c. Pedestal wash hand basin with brass coloured hot and cold taps and shaving point. Stand alone roll top bath with brass coloured mixer tap to the centre. Victorian style radiator/towel rail. Tiled shower cubicle with glazed door and quality brass coloured power shower head with side jets. Part timber panelling to the walls. Coving to the ceiling with wall light points. uPVC double glazed frosted window to the side elevation. Quality exposed timber flooring.

EXTERNALLY & SIDE DRIVEWAY

Vehicular access to the property is from Fountain Court via a double width driveway. The driveway provides extensive off road parking and easy vehicle access to the double detached garage at the rear.

The front and side boundaries are formed by original stone walling, incorporating an historical 'Water Trough' believed to have originated from the James Bateman Estate.

Extensive lawned gardens to the front and side elevations, surrounded by extremely well kept established shrub and flower borders. Steps lead up to a large elevated slabbed patio with attractive feature terracotta balustrades. Canopied entrance with reception lighting and Minton tiled floor. Ornate gardens with well stocked flower and shrub borders. Further small lawned garden with central round shrub bed.

Flagged pathway, set behind timber fencing allows access to the private, main side garden (off the conservatory). Hot and cold water tap. Extensive flagged and gravelled patio garden that enjoys the majority of the all-day to later evening sun, with pleasant views towards Mow Cop on the horizon. Reception lighting (some operated by remote control). Raised flower beds set behind attractive stone walling. Timber fencing to the boundaries. Store area at the rear of the garage. Water fountain (uses recycled water), set behind attractive rockeries with established shrubs and trees.

The rear driveway provides stepped access to an elevated gravelled patio area with hard standing for timber shed (timber shed is included in the sale).

DOUBLE GARAGE 19' 0" long x 18' 10" wide (5.79m x 5.74m)

Brick built and pitched roof construction. Electrically operated up-and-over door to the front elevation. Power and light. Large boarded storage loft with retractable ladder. Secure door to the side elevation allowing access into the garden.

VIEWING

Is strictly by appointment via the selling agent.

NO CHAIN!





Energy Performance Certificate



126, Congleton Road, Biddulph, STOKE-ON-TRENT, ST8 6QL

Dwelling type: Detached house

Date of assessment: 06 June 2019

Date of certificate: 06 June 2019

Reference number: 0962-2846-7262-9901-6241

Type of assessment: RdSAP, existing dwelling

Total floor area: 192 m²

Use this document to:

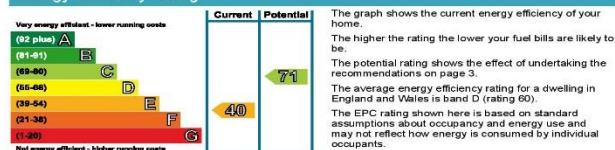
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,850
Over 3 years you could save	£ 3,795

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 555 over 3 years	£ 303 over 3 years	You could save £ 3,795 over 3 years
Heating	£ 7,745 over 3 years	£ 4,395 over 3 years	
Hot Water	£ 549 over 3 years	£ 357 over 3 years	
Totals	£ 8,850	£ 5,055	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

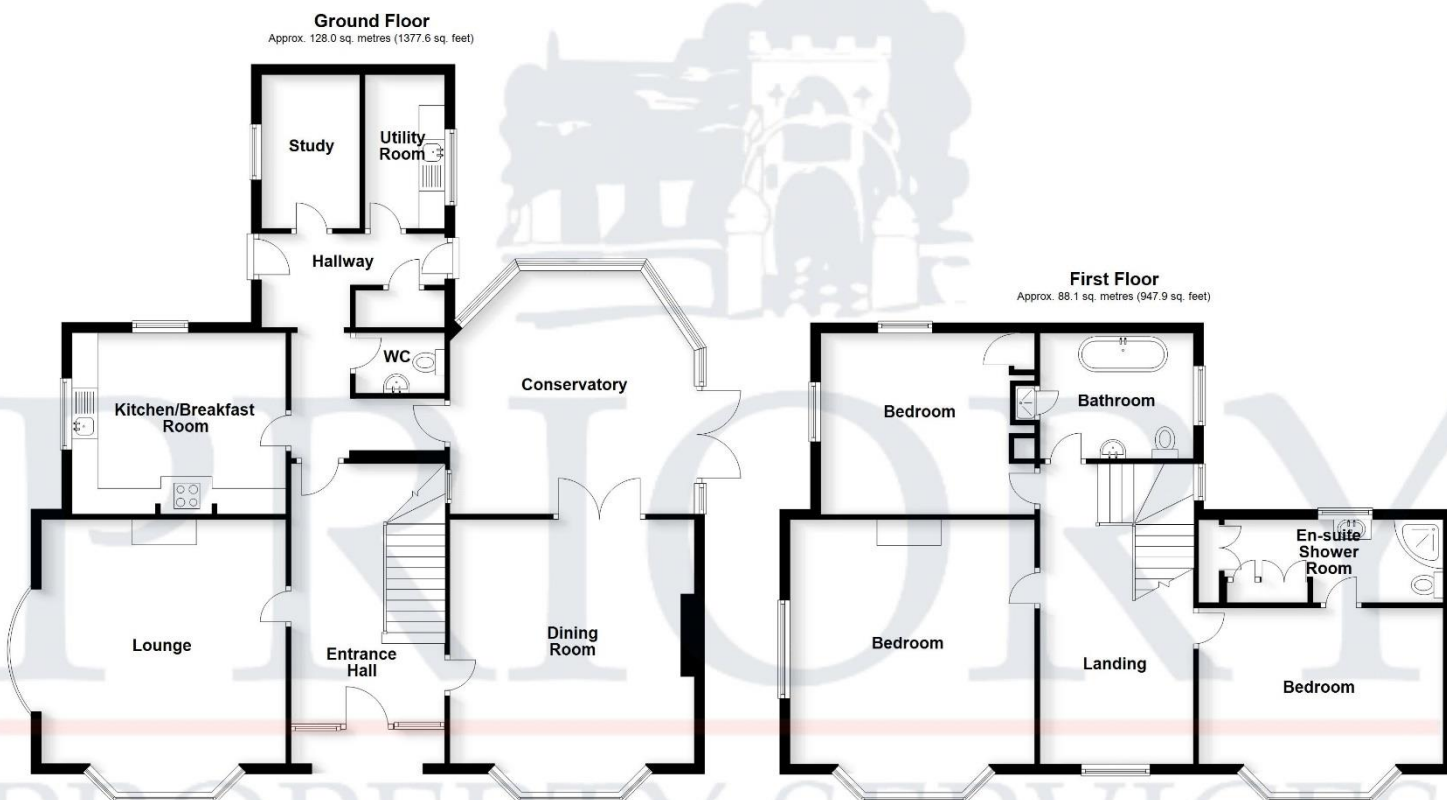


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 198
2 Cavity wall insulation	£500 - £1,500	£ 1,260
3 Floor insulation (suspended floor)	£800 - £1,200	£ 525

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



Total area: approx. 216.0 sq. metres (2325.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.