



**PRIORITY**  
PROPERTY SERVICES



**3 Bedrooms. Semi Detached Stone Cottage With Stunning Views Over Open Countryside. Ent Hall, G/F W.C., Fitted Kitchen, Large L Shaped Through Lounge, Family Room & Rear Porch. Master Bed With New En-Suite & New Family Bathroom.**



**Robin Hill Biddulph Moor ST8 7NN**

**£275,000**

**ENTRANCE HALL**

Attractive tiled floor. Door towards the front elevation allowing access.

**GROUND FLOOR W.C.**

Recently fitted traditional high level w.c. Attractive tiled floor. Feature part timber paneling and stone wall. Ceiling light point.

**KITCHEN 15' 4" x 7' 2" (4.67m x 2.18m)**

Selection of fitted eye and base level units, base units having tiled work surfaces and attractive tiled splash backs. Power points over the work surfaces. Ample space for slide-in electric cooker with extractor fan/light above. Built in (Belfast) sink with brass coloured mixer tap above. Good selection of drawer and cupboard space. Space for fridge/freezer. Attractive stone floor. Panel radiator. Plumbing and space for an automatic washing machine. Walk-in under stairs pantry with shelving and tiled floor. Timber beams to the ceiling. Doors allowing access to both the dining room, entrance hall and through lounge. Timber double glazed window towards the front elevation.

**THROUGH LOUNGE 20' 10" x 12' 10" (6.35m x 3.91m)**

Raised stone plinth ideal for television. Various low level power points and television point. Panel radiator. Feature timber beams to the ceiling with ceiling light points. Large walk-in storage cupboard. Timber double glazed windows to both side and front elevations, front having a timber double glazed bow window. Timber double glazed window and door allowing views and access to the rear garden.

**DINING ROOM 12' x 11' 10" (3.66m x 3.61m)**

Timber effect laminate flooring. Attractive multi-fuel burner set in an impressive stone surround and hearth. Television and telephone points. Low level power points. Timber beams to the ceiling, ceiling light and wall light points. Panel radiator. Timber double glazed window allowing pleasant views towards the rear elevation.

**REAR PORCH**

Single glazed stable door allowing access to the rear. Stairs to the first floor. Ceiling light point.

**FIRST FLOOR - LANDING**

Loft access point. Doors to principal rooms.

**MASTER BEDROOM ('L' Shaped) 17' x 13' 2" narrowing to 7' 4" (5.18m x 4.01m)**

Two panel radiators. Low level power points. Television point. Timber beams to the ceiling. Further loft access point. Attractive exposed stone wall. Timber double glazed windows to front, side and rear elevations allowing excellent views over 'open countryside'.

**EN-SUITE SHOWER/W.C.**

Recently modernised suite comprising of a Low level w.c. and pedestal wash hand basin. Tiled shower cubicle with glazed door and chrome coloured mixer shower. Extractor fan. Ceiling light points. Feature towel radiator. Timber double glazed window towards the front elevation.

**BEDROOM TWO 11' 10" min. x 9' 8" (3.61m x 2.95m)**

Panel radiator. Exposed timber floors. Ceiling light point. Timber beams to the ceiling. Recess (ideal for wardrobes). Timber double glazed window allowing excellent views over 'open countryside' to the rear.

**BEDROOM THREE 9' 8" x 7' 4" (2.95m x 2.24m)**

Panel radiator. Built in storage cupboard with side hanging rail. Timber beams to the ceiling with ceiling light point. Timber double glazed window allowing excellent views to the front.

**FAMILY BATHROOM 7' 8" x 6' 8" (2.34m x 2.03m)**

Recently installed modern white bathroom suite comprising of a low level w.c. Pedestal wash hand basin and impressive roll top bath. Panel radiator. Modern part tiled and timber paneled walls. Timber double glazed window towards the front elevation.

**EXTERNALLY**

The property is approached via a low level stone wall with matching stone gate posts and double opening timber gates. Easy access to a good size stone driveway allowing off road parking and easy pedestrian access to both front and rear of the property. Lantern reception lights. Good selection of established shrub borders. Further flagged pathway allowing access to a stone built, pitched roof storage shed with power and light.

**SIDE ELEVATION**

The side has an elevated lawned garden set behind stone walling. Good selection of shrub borders. Oil tank.

**REAR ELEVATION**

The rear has a timber decked area. Fishpond set behind stone walling. Small elevated lawned garden allowing breathtaking views over 'open countryside'. External oil combination central heating boiler.

**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 over the mini roundabout towards Biddulph Moor where the property can be clearly identified by our 'Priory Property Services' board on the right hand side down a small lane on 'Robin Hill'.

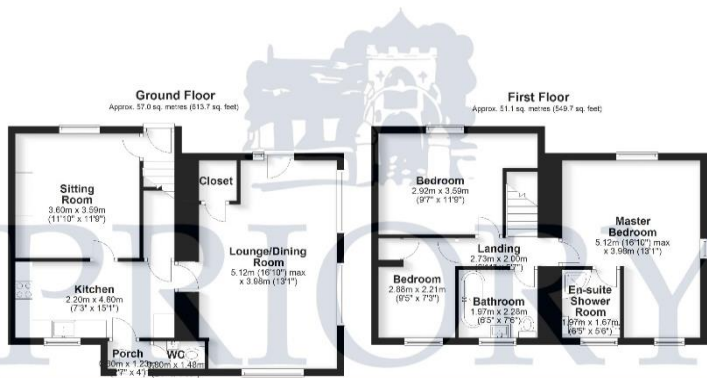
**VIEWING**

Is strictly by appointment via the agent.



### Biddulph's Award Winning Team





Total area: approx. 108.1 sq. metres (1163.4 sq. feet)

We accept no responsibility for any mistakes or inaccuracies contained within this Report. The information provided is a guide only and should be taken as an indication only. The measurements, contents and condition are approximations only and should be considered as a guide only and not an exact calculation of the property. Plan produced using PlanIt.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
55	63
England & Wales	
EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
43	52
England & Wales	
EU Directive 2002/91/EC	

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.