

Total Area: 62.3 m<sup>2</sup>  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



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**15 Redwing Drive**  
Biddulph, Staffordshire ST8 7UA

**Selling Price: £199,950**

- MODERN TWO BEDROOM SEMI DETACHED
- LOUNGE & GARDEN ROOM
- MODERN KITCHEN
- NEWLY INSTALLED SHOWER ROOM
- PVCU DOUBLE GLAZING & GAS CENTRAL HEATING
- EXTENSIVE DRIVEWAY
- ENCLOSED REAR GARDEN
- HIGHLY REGARDED THAMES DRIVE DEVELOPMENT

A smashing opportunity! A carefully maintained and updated modern home with a warm and inviting ambience, occupying an elevated position and situated within the highly thought of Thames Drive Development.

The town of Biddulph offers a good selection of pubs, restaurants, and fitness centre, whilst still having a variety of outdoor pursuits including scenic walks in Staffordshire and the Peak District National Park. The town centre boasts Sainsburys, Argos, butchers, florists, and newsagents as well as essential services such as chemists, doctors and dentists. The award-winning National Trust Biddulph Grange Gardens is close by.

Open countryside is just a few minutes' drive delivering you to some of Staffordshire's most enjoyed natural views and rural walks, yet extremely convenient for access to the town centre, and Congleton, five miles north, which offers links with the main M6 arterial routes, and mainline national rail networks.

Complemented fully with PVCu double glazing and gas central heating via a modern combination boiler (installed within the last 12 months), an extensive driveway, and enclosed landscaped gardens, which enjoy a sunny aspect. The property, from certain aspects enjoys impressive far-reaching views over roof tops towards the folly of Mow Cop and Congleton Edge.

There's an entrance reception hall with return staircase. The kitchen is modern, with tasteful light oak units with natural granite surfaces, and offers plenty of storage cupboards, with an array of built in appliances. The separate lounge is generous, with modern electric fire and French patio doors which open into the GARDEN ROOM, a very pleasant relaxing room, and one which takes in a wonderful vista of the garden. The first-floor galleried landing with useful linen cupboard provides doorways to both bedrooms and the smart, newly installed shower room.

This will make somebody a lovely home...so be sure to book a viewing quick! Call us today at Timothy A Brown, we'd love to help.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**MAIN SIDE ENTRANCE :** PVCu double glazed door to:

**RECEPTION HALL :** Single panel central heating radiator. Oak effect floor. Return stairs to first floor.

**LOUNGE 13' 0" x 10' 9" (3.96m x 3.27m) :** Coving to ceiling. Single panel central heating radiator. 13 Amp power points. TV point. Pebble effect electric fire set on marble hearth and back with Adams style fire surround. PVCu double glazed French doors to:

**GARDEN ROOM 9' 10" x 9' 9" (2.99m x 2.97m) :** Brick built base with PVCu double glazed upper panels with solid pitched roof. 13 Amp power points. PVCu double glazed French doors to rear garden.

**KITCHEN 9' 9" x 9' 3" (2.97m x 2.82m) :** PVCu double glazed window to front aspect. Modern light oak eye level units, 2 being opaque glass fronted display cupboards, and base units and drawers with natural granite preparation surfaces over with inset stainless steel single drainer sink unit inset with chrome mixer "Chefs" tap. Built in stainless steel 4 ring gas hob with stainless steel and glass extractor, with built in electric oven/grill below. Integrated slimline dishwasher, washer dryer, fridge and freezer. Cupboard housing Ideal Logic gas combi boiler. 13 Amp power points. Slate tiled floor with underfloor heating. Understairs pantry cupboard.

**First Floor :**

**GALLERIED LANDING :** Linen cupboard.

**BEDROOM 1 REAR 13' 0" x 10' 10" (3.96m x 3.30m) :** PVCu double glazed window to rear aspect (with far reaching views over Biddulph roof tops, and beyond to Mow Cop and the rear of Congleton Edge). Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 FRONT 9' 10" x 6' 3" (2.99m x 1.90m) :** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space.

**SHOWER ROOM 10' 0" x 4' 0" (3.05m x 1.22m) :** Low voltage downlighters inset. PVCu double glazed window to side aspect. Newly fitted suite comprising: Low level W.C., ceramic wash hand basin set in vanity unit with grey oak effect drawers beneath and a double sized walk in shower cubicle housing a thermostatically controlled mains fed shower with glass sliding door. Grey textured tiles to splashbacks. Wall mounted centrally heated towel radiator.

**Outside :**

**FRONT :** Tarmacadam double width driveway for two cars with driveway continuing to side. Cold water tap.

**REAR :** Pleasant landscaped rear garden, mainly laid to lawn with slate chippings laid to borders. At the bottom of the garden, steps lead down to a patio with space for garden shed. To one side of the property is a wide amenity space with gated access to the front.

**TENURE :** Freehold (subject to solicitor's verification).

**SERVICES :** All mains services are connected (although not tested).

**VIEWING :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

**TAX BAND:** B.

**LOCAL AUTHORITY:** Staffordshire Moorlands.

**DIRECTIONS:** SATNAV ST8 7UA.

**Energy performance certificate (EPC)**

