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2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Wayside

Gun Battery Lane, Biddulph Moor, Staffordshire ST8 7NJ

Selling Price: £425,000

- THREE BEDROOM DETACHED BUNGALOW SET ON LARGE PLOT
- LOUNGE & SUN ROOM
- CARPORT & DETACHED GARAGE
- EXTENSIVE GROUNDS WITH GARDENS TO FOUR SIDES
- RURAL LOCATION WITH FAR REACHING COUNTRYSIDE VIEWS
- NO CHAIN

*** NO CHAIN***

****FIRST TIME EVER TO MARKET – A RARE DETACHED BUNGALOW, OFF THE BEATEN TRACK, ENJOYING BREATHTAKING FAR REACHING VIEWS****

This post war **THREE BEDROOM DETACHED BUNGALOW** is positioned discreetly in the rural hamlet of Biddulph Moor, with beautiful open countryside on its doorstep and general village stores to include a post office and a chemist.

Biddulph town centre, approximately two miles away, offers a variety of retail outlets and boasts Sainsbury's, as well as essential services such as doctors and dentists. Congleton Railway Station is just 2.5 miles away (approximately 10 minutes drive) with links to mainline national rail networks, with the town of Congleton offering easy access to the main M6 arterial routes. The larger centre of Stoke on Trent, just 7 miles to the south, is filled with an array of superstores, shops and retail parks.

Three bedrooms. Separate lounge. Modern oak fitted kitchen and sunroom off. Luxurious bathroom with separate shower. Tremendous outside area, with ample parking, **CARPORT** and **DETACHED GARAGE**. Extensive grounds with gardens enveloping its four sides, with a field view to the front, whilst to the rear are the most

captivating views towards Mow Cop, Congleton Edge and beyond over The Cheshire Plain.

All in all this is an extremely desirable property in a highly respected area and so now, all that is left to do is for you to arrange an appointment to view.....call us, we'd love to help you!!

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed french doors to:

ENCLOSED PORCH : Attractive Minton tiled floor. Glazed door to:

HALL : Single panel central heating radiator. 13 Amp power points. Airing cupboard with lagged hot water cylinder. Access to roof space via retractable ladder with light and partially boarded.

LOUNGE 15' 0" x 12' 0" (4.57m x 3.65m) into bay: PVCu double glazed bay window to front aspect. Timber framed window to side aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Two wall light points. Open coal fire set within marble hearth and back.

KITCHEN 12' 0" x 10' 0" (3.65m x 3.05m): PVCu double glazed window to rear aspect with extensive views towards Mow Cop and The Cheshire Plain. Coving to ceiling. Extensive range of light oak fronted eye level and base units with marble effect preparation surface over and stainless steel single drainer sink unit inset. Built-in 4 ring electric hob with extractor hood over. Built-in Neff double electric oven and grill. Double panel central heating radiator. 13 Amp power points. Door to lounge and sun room.

SUN ROOM 12' 10" x 7' 0" (3.91m x 2.13m): Brick built base with PVCu double glazed upper panels. Single panel central heating radiator. 13 Amp power points. Floor mounted Mistral oil fired

central heating boiler. Space and plumbing for washing machine. Space for fridge/freezer. PVCu double glazed door to outside front.

BEDROOM 1 REAR 12' 2" x 12' 0" (3.71m x 3.65m) into wardrobes: PVCu double glazed window to rear aspect with views to Mow Cop, Jodrell Bank and The Cheshire Plain. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 SIDE 12' 0" x 10' 0" (3.65m x 3.05m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT/SITTING ROOM 15' 0" x 12' 0" (4.57m x 3.65m) to bay: PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points.

BATHROOM 8' 3" x 6' 4" (2.51m x 1.93m): PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C., pedestal wash hand basin, corner panelled bath with bath/shower mixer and corner shower cubicle housing a thermostatically controlled mains fed shower and glass door. Double panel central heating radiator. Polished stone effect wall and floor tiles.

OUTSIDE :

FRONT : Wrought iron double gates open to driveway with parking for two cars plus car port which provides additional parking. Lawned gardens with privet hedgerow to front boundary.

DETACHED GARAGE 19' 6" x 12' 1" (5.94m x 3.68m) internal measurements : Electrically operated roller shutter door. Power and light.

SIDE : To the side are lawns with steps down to the main rear lawned gardens which capture the far reaching views over the Cheshire Plain, Jodrell Bank and Mow Cop. Raised terrace to one corner. To one side of the property is a rendered out building

split into two, one having a garden store and the other a coal bunker.

REAR : Lawned gardens with mature boundary hedgerow and from here you enjoy far reaching views.

SERVICES : Mains, electric, water and drainage. Oil fired central heating.

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: D

DIRECTIONS: SATNAV ST8 7NJ

