



Energy performance certificate (EPC)

73 Rudyard Road Biddulph Moor STOKES-ON-TRENT ST8 7JW	Energy rating D	Valid until 29 August 2033
Certificate number: 9737-1728-6200-0851-9222		

Property type: Semi-detached house
Total floor area: 125 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be A.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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73 Rudyard Road
Biddulph Moor, Staffordshire ST8 7JW

Selling Price: £425,000

- EXTENDED SEMI DETACHED COTTAGE
- BREATHTAKING PANORAMIC RURAL VIEWS TOWARDS THE CHESHIRE PLAIN TO THE REAR
- THREE BEDROOMS
- MASTER BEDROOM WITH EN SUITE, DRESSING AREA & BALCONY WITH VIEW
- DOUBLE GLAZING & OIL FIRED CENTRAL HEATING SYSTEM
- QUALITY MODERN FITTED KITCHEN WITH RANGE MASTER DUAL FUEL COOKER
- VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT

If your dream is a "Roses around the door" country cottage, then this stunning home is for you.

The property has all the modern requirements such as central heating, PVCu double glazing and up to date bathrooms and kitchen, but still retaining the charm of a bygone era.

The semi rural location is sitting on the edge of Biddulph Moor village but having far reaching views over the Cheshire plain and beyond.

The accommodation is larger than the exterior would suggest as it has been extended to the rear and comprises: open porch, porch/hall, lounge with solid fuel stove set in brick fireplace and beams to ceiling, opening up to 22' 0" in length dining room, quality fitted kitchen and sun room/family room to rear.

At first floor level, the landing allows access to three bedrooms and a Victorian style bathroom. The master bedroom has double doors to a railed balcony with views, en suite and a dressing area.

There is a garage, off road parking for two vehicles and attractive rear flagged garden abutting onto countryside - what more do you want?

Early viewing is essential as this home with the wow factor is likely to sell quickly. To avoid disappointment, book a viewing today!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE PORCH : PVCu double glazed door to:

HALL 9' 10" x 4' 6" (2.99m x 1.37m) : PVCu double glazed windows to both side and front aspects. Radiator. Recess area. Tiled floor. Door to:

Lounge Through Dining Room :

LOUNGE 12' 0" x 11' 4" (3.65m x 3.45m) : PVCu double glazed window to front aspect. Timber beams to ceiling. Brick fireplace with dual fuel stove inset. Radiator. TV point. BT point. Large archway opening into:

DINING ROOM 22' 0" x 8' 8" (6.70m x 2.64m) max and into stairs : PVCu double glazed window to front aspect. Timber beams to ceiling. Radiator. Oak floor. Archway leading to study. Door to:

KITCHEN 11' 10" x 9' 0" (3.60m x 2.74m) max into units : PVCu double glazed window allowing fantastic views over open countryside towards the Cheshire Plain on the horizon. Timber beams to ceiling. Range of quality fitted modern eye level and base units with granite surfaces over. Recess with tiled splash back, under unit lighting, extractor fan and light with slide-in 5 ring (Range Master) dual fuel cooker. 1.5 bowl enamel sink unit with drainer and mixer tap. Space and plumbing for dishwasher. Fridge. Bin storage.

STUDY AREA 9' 6" x 6' 2" (2.89m x 1.88m) : PVCu double glazed door to rear aspect. Timber beams to ceiling. Radiator. Stairs leading to the first floor. Oak floor. PVCu double glazed French doors to rear, with views over open countryside towards the Cheshire Plain on the horizon.

SUN ROOM/FAMILY ROOM 9' 4" x 10' 8" (2.84m x 3.25m) : High pitched ceiling with PVCu double glazed feature window to rear aspect with views over open countryside towards the Cheshire Plain on the horizon. Exposed timber beams to ceiling. Radiator. TV point. PVCu French doors allowing access into the dining room. Tiled floor. Timber double glazed windows to both sides of

the room with timber double glazed French doors allowing access and views onto the garden.

SHOWER ROOM 6' 2" x 4' 3" (1.88m x 1.29m) : Low level W.C. Wash hand basin set in vanity unit. Double size shower enclosure. Chrome heated towel radiator. Tiled and timber clad walls.

INTEGRAL GARAGE 10' 9" x 13' 5" (3.27m x 4.09m) : Plumbing for washing machine. Space for a tumble dryer. Up and over door to front. Wall mounted central heating boiler. Power and light.

First Floor :

LANDING : Doors to principal rooms. Access to partially boarded loft with ladder, light and Velux window.

MASTER BEDROOM FRONT 13' 6" x 10' 8" (4.11m x 3.25m) : PVCu double glazed windows to front and side aspects. Exposed timber beams to ceiling. Radiator. TV point. Archway into the dressing area. PVCu double glazed French doors to railed balcony with views over open countryside towards the Cheshire Plain on the horizon.

DRESSING AREA 8' 10" x 5' 10" (2.69m x 1.78m) approx : PVCu double glazed window to front aspect with excellent views. Entrance recess area. Radiator. Exposed timber flooring.

EN SUITE SHOWER ROOM : Three piece white suite comprising: Low level W.C., wash hand basin with chrome taps and double shower enclosure with tiled walls, glazed sliding doors and wall mounted chrome coloured mixer shower. Extractor fan.

BALCONY : Wrought iron railings. Views over open countryside towards the Cheshire Plain.

BEDROOM 2 FRONT 12' 0" x 12' 0" (3.65m x 3.65m) : PVCu double glazed window to front aspect with excellent views. Built in wardrobe. Radiator. TV point. Stained timber floor.

BEDROOM 3 REAR 12' 0" x 9' 2" (3.65m x 2.79m) : PVCu double glazed window to rear aspect with excellent views over open countryside. Radiator. TV point. Timber effect laminate flooring.

BATHROOM 7' 4" x 5' 10" (2.23m x 1.78m) : PVCu double glazed frosted window. Timber beams to ceiling. Modern Victorian style three piece white suite comprising: High level W.C. with chrome fittings, large wash hand basin set in an attractive vanity unit with chrome coloured mixer tap and matching wall mounted glazed cabinet above and freestanding roll top bath with claw feet, chrome coloured mixer tap and shower attachment. Radiator. Tiled walls and floor.

Outside :

FRONT : The front has an attractive cottage style frontage with access to garage and front door.

SIDE : Gravelled parking for two vehicles. Gate to rear.

REAR : Gravelled patio area with hard standing for the oil storage which is disguised by a log store with plants on top tier. Ornate water feature, round seating patio with open views over open countryside beyond boundary.

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

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

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

TAX BAND: C

LOCAL AUTHORITY: Staffordshire Moorlands

DIRECTIONS: SATNAV ST8 7JW

