



PRIORITY

PROPERTY SERVICES



8 Robin Hill Biddulph Moor

£229,500



Three Bedroom Semi Detached Cottage With Stunning Field Views To The Rear. Large Master Bedroom With En-Suite.

ENTRANCE HALL

Attractive tiled floor. Panel radiator with thermostatic control. Single glazed door towards the front elevation. Doors allowing access to both the kitchen and the through lounge.

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

Raised stone television plinth with television point and various low level power points. Panel radiator. Feature timber beams to the ceiling with ceiling light points. Large walk-in storage cupboard with floor mounted oil central heating boiler, light and shelving. 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.

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

Excellent 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 and freezer under the units. 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 and entrance hall. Timber double glazed window towards the front elevation.

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

Timber effect laminate flooring. Attractive 'open fire' 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.

Low level w.c. and pedestal wash hand basin. Tiled shower cubicle with glazed door. Wall mounted (Gainsborough) electric shower. Extractor fan. Ceiling light points. Timber beams to the ceiling. Panel radiator. Timber double glazed window towards the front elevation. Feature exposed stone wall.

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)

Comprising of a low level w.c. and pedestal wash hand basin. Panel corner bath with mixer tap and shower attachment. Panel radiator. Timber beams to the ceiling with inset ceiling lights. 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 brick built, pitched roof storage shed with power and light.

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

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

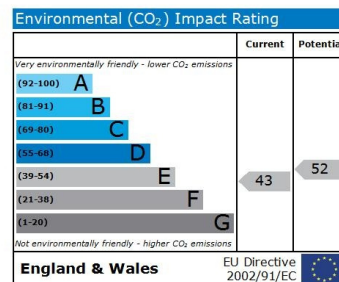
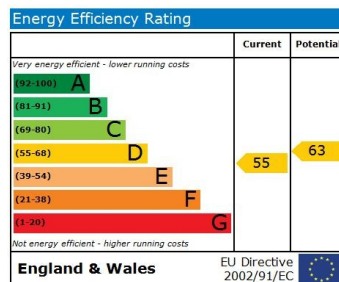
DIRECTIONS

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' just after 'Macclesfield Stone'.

VIEWING

Is strictly by appointment via the agent.

CHAIN FREE PROPERTY!



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.