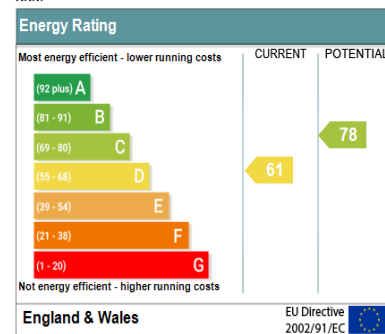




Address: 1 BOWMERE CLOSE, BIDDULPH, BIDDULPH, ST8 6UD
RRN:



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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Timothy a brown

www.timothyabrown.co.uk

1 Bowmere Close

Biddulph, Stoke-On-Trent, Staffordshire ST8 6UD

Selling Price: £215,000

- FULLY REFURBISHED & EXTENDED SEMI-DETACHED HOME
- OPEN PLAN LIVING DINING KITCHEN
- TWO DOUBLE BEDROOMS
- TASTEFUL RENOVATED INTERIOR
- SOUTH FACING LANDSCAPED GARDENS
- DRIVEWAY FOR UP TO 3 CARS
- DETACHED GARAGE
- WITHIN WALKING DISTANCE OF BIDDULPH TOWN CENTRE

FOR SALE BY PRIVATE TREATY (Subject to contract)

VIEW OUR ON LINE VIDEO NOW

YOU'RE GOING TO HAVE TO BE AN EARLY BIRD TO CAPTURE THIS ONE....SWOOP NOW BEFORE ITS TOO LATE!!!! ***YOU'LL LEAVE THIS HOUSE WITH A WRY SMILE ON YOUR FACE THINKING....WELL I WASN'T EXPECTING THAT!! ***A CLEVERLY EXTENDED, ONCE CONVENTIONAL HOME OFFERING BAGS OF EN TREND OPEN PLAN LIVING***FULLY REFURBISHED AND TASTEFULLY RENOVATED INTERIOR***FABULOUS CUL DE SAC POSITION***AN AREA OF CONSTANT DEMAND***SOUTH FACING LANDSCAPED GARDENS***COMPOSITE DECKED SUN TERRACE***SUN TRAP BBQ AREA***DRIVEWAY FOR UPTO 3 CARS***DETACHED GARAGE***PLEASANT FRONT ASPECT***

A real SHOW STOPPER of a house, beautifully presented, modern and up to date....this is the home for you!! Complete with full PVCu double glazing, the main entrance delivers you into the reception hall. To the front is the separate lounge with contemporary fireplace, oak effect floor and bay window. The stunning open plan living dining kitchen, will leave you in awe, is a superb addition, with the sleek handelless hi gloss kitchen finished with beautiful quartz surfaces and fused with a complete range of built in appliances. The kitchen area then flows effortlessly into the recent addition, that being the vaulted ceiling open plan living area, complete with polished tiling having underfloor heating, a highly desirable wood burning stove space, all naturally light filled and enjoying a garden aspect.



The galleried landing at first floor leads to each of the two double bedrooms and modern bathroom fitted with a crisp white suite and with the bath fitted with an electronic Aqualisa bath/shower mixer.

Outside and to the front is a private driveway for 3 cars and which terminates at the DETACHED GARAGE. The rear gardens are SIMPLY STUNNING, being SOUTH FACING, cleverly designed with a discreet BBQ area, and upper sun terrace.

Located within walking distance of Biddulph Town Centre, which 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 5 to 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 with the award winning National Trust Biddulph Grange Gardens close by.

The accommodation briefly comprises
(all dimensions are approximate)

SIDE ENTRANCE : PVCu double glazed door to:

HALL : Single panel central heating radiator.

LOUNGE 13' 8" x 13' 4" (4.16m x 4.06m) to bay: PVCu double glazed bay window to front aspect. Coving to ceiling. Two flush ceiling speakers wired for SONOS (not included). Contemporary wall mounted electric fire. Double panel central heating radiator. Oak effect floor. Return stairs to first floor.



LIVING KITCHEN 20' 8" x 13' 3" (6.29m x 4.04m) max:

KITCHEN AREA 13' 3" x 10' 0" (4.04m x 3.05m): Low voltage downlighters inset. Modern hi-gloss eye level and base units in stylish slate grey, all being soft closures having natural quartz surfaces over with matching up stand and smoked glass splashback. Built-in 5 ring gas hob with smoked glass CDA extractor hood over and electric fan assisted oven/grill below. Integrated fridge, freezer, dishwasher and wine cooler. Quartz surface continues to create an island peninsular with preformed drainer having ceramic Belfast sink inset with chrome mixer tap and breakfast bar with seating for 3. Wall mounted Main central heating boiler.

LIVING AREA 11' 1" x 10' 7" (3.38m x 3.22m): High angular ceilings with velux roof light. PVCu double glazed window to side aspect. 13 Amp power points. Polished ceramic floor tiles with electric under floor heating. Anthracite grey PVCu double glazed folding sliding doors to rear. Antique style tall radiator.

First floor :

LANDING : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space.

BEDROOM 1 FRONT 13' 4" x 9' 0" (4.06m x 2.74m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 9' 3" x 7' 3" (2.82m x 2.21m): PVCu double glazed window to rear aspect. 13 Amp power points. Airing cupboard with lagged hot water cylinder. Deep recessed built-in wardrobe.

BATHROOM 6' 0" x 5' 8" (1.83m x 1.73m): PVCu double glazed window to rear aspect. Luxury white suite comprising: low level W.C., resin wash hand basin with chrome mixer tap set on polished walnut effect vanity cabinet. Tiled panelling to bath with Aqualisa mains fed shower/bath mixer with shower over bath with glass shower screen. Polished grey ceramic tiles with



glass mosaic detail tiles. Polished ceramic floor tiles. Chrome centrally heated towel radiator.

Outside :

FRONT : Lawned garden with well stocked flower borders. Tarmacadam driveway for 3/4 cars terminating at the detached garage.

DETACHED GARAGE 18' 1" x 9' 1" (5.51m x 2.77m) internal measurements: Up and over door. Power and light. Space and plumbing for washing machine. Sink with tap. Overhead storage. Personal door.

REAR : Fabulously landscaped garden with matt finished style paving with wood lattice feature panelling and downlighters. Steps lead up to a terrae laid with composite decking. Space for large timber garden shed.

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

TENURE : Freehold (subject to solicitors)

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: B

DIRECTIONS: Proceed out of Congleton on the A527 (Biddulph Road) and upon entering Biddulph turn right at the Biddulph Arms Hotel on to Halls Road. Continue to the end then turn right on to Station Road, first left on to Smokies Way, first left again on to Chelsea Close, which leads to Bowmere Close where the property will be found.

