

Timothy a brown



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

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205 Moorland Road

Biddulph, Stoke On Trent ST8 6TH

Selling Price: £170,000

- NO ONWARD CHAIN
- IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS
- LOW-MAINTENANCE MODERN HOME – TWO DOUBLE BEDROOMS
- TANDEM DRIVEWAY AND ATTACHED GARAGE
- ENCLOSED GARDEN WITH SUNNY ASPECT
- GENEROUS LOUNGE/DINER WITH PATIO DOORS
- PVCU DOUBLE GLAZING AND GAS CENTRAL HEATING
- CONVENIENT LOCATION CLOSE TO TOWN AND COUNTRYSIDE

NO CHAIN – An ideal first home, downsize or investment opportunity.

A fantastic opportunity to acquire a low-maintenance modern home with a tandem driveway, attached garage and surprisingly generous gardens, offered to the market with no onward chain.

Well suited to first time buyers, downsizers or buy-to-let investors, the property combines comfortable living accommodation with an excellent location that balances town convenience and countryside appeal.

The town of Biddulph offers a strong range of amenities including pubs, restaurants and a fitness centre, along with everyday essentials such as Sainsbury's, Argos, independent shops, butchers, florists, doctors, dentists and chemists. The area is also renowned for its outdoor lifestyle, with Biddulph Grange Gardens, open countryside and scenic walks across Staffordshire and the Peak District National Park all close at hand. Congleton lies approximately five miles north, providing wider retail facilities, mainline rail links and access to the M6 motorway network.

The property is fully complemented by PVCu double glazing and gas central heating via a modern combination boiler.

Externally, there is a tandem driveway leading to an attached garage and enclosed lawned gardens which enjoy a pleasant, sunny aspect.

Internally, the accommodation comprises an entrance reception hall leading to a fitted kitchen with a range of eye-level and base units providing ample storage, together with a built-in hob and oven. The separate lounge/diner is a generous and welcoming space, featuring sliding patio doors opening directly onto the rear garden and enjoying attractive garden views.

To the first floor, the landing gives access to two bedrooms and a bathroom fitted with a three-piece suite.

This is a home that offers comfort, convenience and excellent potential – and one that will undoubtedly appeal to a wide range of buyers.

Early viewing is highly recommended.

Call us today at Timothy A Brown to arrange your appointment - we would be delighted to help.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : PVCu front door to:

HALL 7' 10" x 3' 9" (2.39m x 1.14m): Single panel central heating radiator. 13 amp power points.

KITCHEN 2.39m (7ft 10in) x 2.39m (7ft 10in) : PVCu double glazed window to front aspect. Range of hi-gloss panel fronted eye level



and base units having granite effect roll edge formica preparation surface over with stainless steel single drainer sink unit inset. Built in four ring gas hob with extractor hood over and with electric oven/grill below. Wall mounted Ideal gas combi boiler. 13 amp power points. Space and plumbing for washing machine. Space for fridge.

LOUNGE 5.08m (16ft 8in) x 3.58m (11ft 9in) Maximum: One single and one double panel central heating radiator. 13 amp power points. Aluminium framed double glazed sliding patio door to rear garden. Stairs to first floor.

LANDING : 13 amp power points. Access to roof space.

BEDROOM 1 REAR 3.58m (11ft 9in) x 2.95m (9ft 8in) max to wardrobes : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 amp power points. Built in double wardrobe.

BEDROOM 2 FRONT 3.28m (10ft 9in) x 2.03m (6ft 8in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 amp power points. Two built in single wardrobes.

BATHROOM 7' 7" x 4' 9" (2.31m x 1.45m): PVCu double glazed window to front aspect. White suite comprising: low level W.C. Pedestal wash hand basin. Panelled bath with mains fed shower over. Single panel central heating radiator. Extractor fan. Tiled to splashbacks.

OUTSIDE FRONT : Driveway with parking for two vehicles. Lawned garden. Tap.

ATTACHED GARAGE 16' 2" x 8' 9" (4.92m x 2.66m) internal measurements: Up and over door. Power and light.

OUTSIDE REAR : Adjacent to the rear is an extensive flag laid terrace which continues to one side and provides access to the garage. Steps lead down to a garden area being mainly laid to lawn, all enclosed with timber lapped fencing.

TENURE : Freehold (subject to solicitors verification).



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

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: B

DIRECTIONS: SATNAV: ST8 6TH

