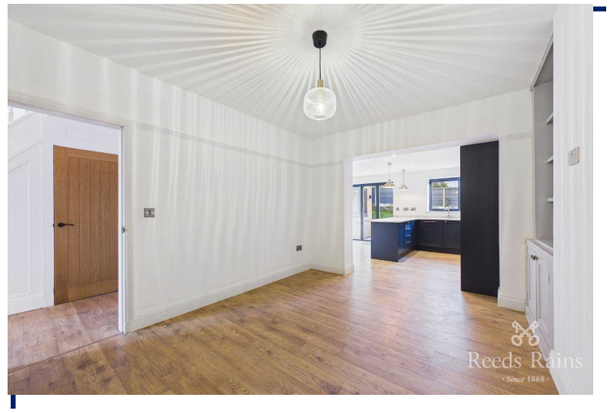
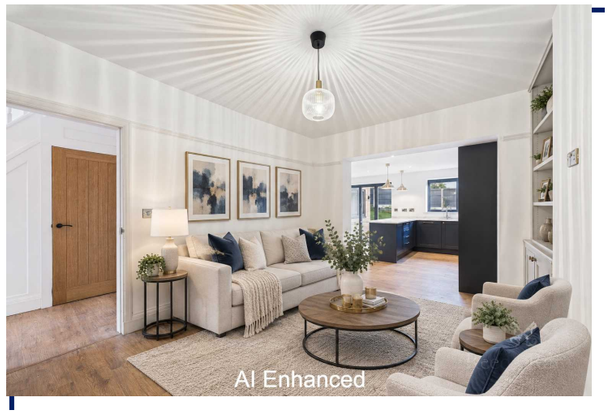
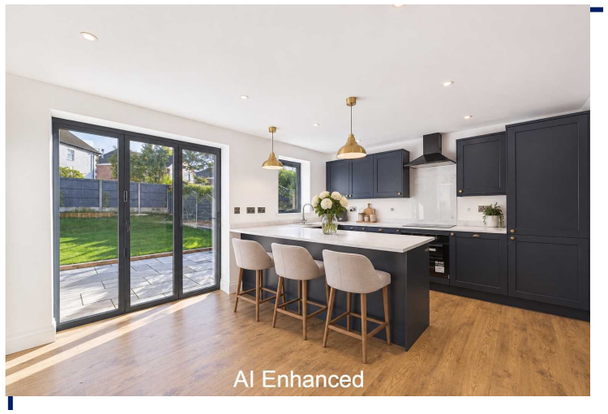


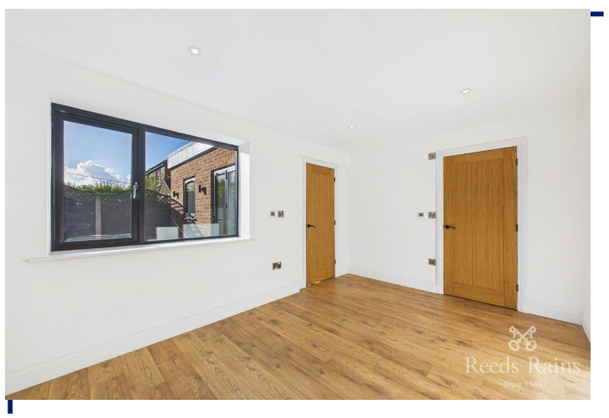














Halls Road, Biddulph, Stoke-on-Trent, Staffordshire, ST8

Asking Price: £349,995
Freehold

Reeds Rains

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The Property Ombudsman

Halls Road, Biddulph, Stoke-on-Trent, Staffordshire, ST8

Asking Price: £349,995 Freehold

Council Tax Band: C
EPC Rating: C

Offered for sale with no onward chain, this beautifully renovated four-bedroom home combines the character and charm of a traditional property with the style, comfort and finish of contemporary living.

Thoughtfully refurbished throughout, the accommodation has been transformed to an exceptional standard, retaining attractive original features whilst introducing modern finishes and practical living spaces. To the rear, an impressive kitchen diner provides an ideal setting for family life and entertaining. A particularly versatile feature is the fourth bedroom, conveniently situated on the ground floor and complemented by its own ensuite shower room. This offers excellent flexibility for multigenerational living, visiting family, independent accommodation or, equally, a dedicated home office.

Further accommodation includes three well-proportioned bedrooms, alongside a stylish family bathroom with bath and shower and a large useful utility room. There is an impressive separate hand built larder off the kitchen. Externally, the property benefits from an extensive driveway providing ample off-road parking and a beautifully finished, porcelain-paved rear garden, ideal for outdoor dining and relaxation. The electrics and plasterwork have been renewed. A new boiler with remote hive control option and multizone control underfloor heating have also been installed alongside the property's considerable aesthetic appeal. The loft space has been floored with modern access to provide extensive storage space.

An excellent location, particularly for Congleton. Although situated in the popular North Staffordshire town of Biddulph, the property enjoys convenient access to the Cheshire border and is ideally positioned for those wishing to benefit from the amenities and attractions of nearby Congleton. This attractive market town, with its thriving centre, independent shops, cafes & eateries and railway station, is within easy reach, as are Leek and the wider Potteries. London is 1hr 25 by train from nearby Stoke and Manchester 37 mins from Congleton.

Closer to home, Biddulph offers a wealth of amenities, highly regarded local schools, including Oxhey First School and Woodhouse Middle School, and attractive green spaces. Nearby Halls Road Playing Fields, the Biddulph Valley Way and Biddulph Grange Gardens and Country Park provide wonderful opportunities for walking, cycling and enjoying the outdoors.

Known affectionately as the 'Garden Town of Staffordshire', Biddulph is renowned for its colourful seasonal displays and regularly features in the RHS Heart of England in Bloom competition. The town has also benefited from significant investment in its centre, further enhancing its appeal.

Combining generous accommodation, exceptional versatility and a convenient location within easy reach of Congleton, this is a home that offers much more than first impressions suggest.

Early viewing is strongly recommended to fully appreciate the quality, space and flexibility this outstanding property has to offer. Why not begin with our immersive interactive virtual tour?

EPC Rating: C

Ground Floor

Hallway
Traditional stained glass windows and door.
Decorative panelling and picture rail.
Radiator. Laminate wood flooring.
Access to under stairs WC.
Stairs off.

Living Room
PVCu double glazed and PVCu frosted double glazed windows.
Decorative panelling and picture rail.
Radiator. Laminate flooring.

WC
PVCu frosted double glazed window.
Two piece white suite comprising of a close coupled WC and a vanity wash basin with mixer tap.

Kitchen Diner/Living Area
PVCu double glazed window and PVCu double glazed bi-fold patio doors.
Contemporary range of shaker style wall, drawer and base units with work surfaces that incorporate a single bowl composite sink with a polished chrome mixer tap, a built in oven with a four ring induction hob and extractor hood along with a built in fridge freezer and dishwasher.
Built in storage and shelving.
Larder.

Recessed ceiling down lighters. Radiator. Laminate flooring.

Utility
PVCu double glazed window.
Matching contemporary suite of base units with matching work surfaces that incorporate a composite sink with a mixer tap along with access to the brand new combi-boiler.
Decorative panelling.
Recessed ceiling down lighters. Laminate flooring.

Bedroom
PVCu double glazed window.
Recessed ceiling down lighters. Laminate flooring.
Access to the Ensuite.

Ensuite
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, corner double shower enclosure with adjustable and overhead shower heads and screen along with a vanity wash basin with hot and cold taps.
Extractor fan. Recessed ceiling down lighters. Polished chrome ladder style heated towel rail. Laminate flooring.

First Floor

Landing
PVCu frosted double glazed window.
Access to roof void leading to a fully boarded loft with lighting and insulation.
Decorative panelling.

Bathroom
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, vanity wash basin with a polished chrome hot and cold mixer tap along with a panel bath with adjustable and overhead shower heads and screen.
Extractor fan. Recessed ceiling down lighters. Polished chrome ladder style heated towel rail.
Laminate flooring.

Bedroom
PVCu double glazed window.
Built in wardrobes. Picture rail.
Radiator.



For full EPC please contact the branch.

Bedroom
PVCu double glazed and PVCu frosted double glazed windows.
Built in wardrobes. Picture rail.
Radiator.

Bedroom
PVCu double glazed and PVCu frosted double glazed corner feature window.

Exterior
Expansive gravelled driveway providing ample off street parking along with shrubbed raised borders. A flagged side access path leading to a landscaped, laid to lawn, southerly facing rear garden accompanied by a grey Indian sandstone patio.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



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Other important information which you will need to know about this property can be found at reedsrains.co.uk