

**FOR SALE**



**Moorland Heights, Biddulph**

**3 Bedrooms, 2 Bathrooms, Detached**

**Offers Over £210,000**

  
**MARTIN&CO**



## Moorland Heights, Biddulph

3 Bedrooms, 2 Bathrooms

Offers Over £210,000

- Moments From Biddulph Town Centre
- Excellent Local Schools nearby
- Quick Access To Local Shops And Amenities
- Has 'Forever Home' Potential
- Offered With No Chain



### **OVERVIEW**

*Martin & Co Macclesfield are thrilled to welcome to the sales market this 3-bed, detached property in Biddulph, Stoke-on-Trent.*

*Located in the lovely Staffordshire market town of Biddulph, this family home is perfectly placed for quick access to local shops, amenities, high-achieving local schools, restaurants, supermarkets, and those brilliant, quirky, independent shops that make the town so special.*

*Being situated in Biddulph means this property has good access to the surrounding towns of Congleton, Macclesfield, Leek and Endon.*

*This property briefly consists of a separate entrance hall, huge lounge/diner, downstairs WC, three double bedrooms – one with an ensuite shower room – and a family bathroom.*

*Moving outside, there is a concrete driveway to the front with a single garage. To the rear, there is a good-sized rear garden with a patio space and extensive lawn.*

**ENTRANCE HALL/VESTIBULE 5' 1" x 2' 11"**  
**(1.57m x 0.91m)**

The ideal place to kick off your shoes, jettison your coats and enter the property proper.



**LOUNGE/DINER 23' 2" x 10' 8" (7.07m x 3.27m)**

A huge open-plan lounge /diner space with a decorative fire surround in the living area, and a sliding patio door leading out into the rear garden in the dining area.

**KITCHEN 9' 8" x 7' 7" (2.95m x 2.32m)**

The fitted kitchen features ground and wall mounted kitchen units with contrasting black work tops, an integrated sink/drain, electric oven and gas hob. There are dedicated spaces for your washing machine and fridge, in addition to a rear entrance hall that offers access to the side of the property and the WC.

**WC 7' 11" x 2' 10" (2.42m x 0.87m)**

Consists of a toilet and hand wash basin.

**REAR ENTRANCE HALL**

Features a handy, and sizeable, under-stairs storage cupboard.

**GARAGE**

Single.

**BEDROOM ONE 13' 1" x 10' 3" (4.01m x 3.14m)**

A good-sized double bedroom with its own ensuite shower room.

**ENSUITE 7' 10" x 2' 9" (2.41m x 0.86m)**

Features a shower, hand wash basin and toilet.

**BEDROOM TWO 9' 9" x 9' 8" (2.99m x 2.95m)**

Double Bedroom.

**BEDROOM THREE 8' 5" x 9' 6" (2.59m x 2.90m)**

Double Bedroom.



**BATHROOM 7' 11" x 5' 9"**  
**(2.42m x 1.76m)**

Boasts a bath, wash basin and toilet.

**LANDING 14' 3" x 6' 0" (4.35m x 1.85m)**

Incorporates a storage cupboard over the stairs.

**REAR GARDEN**

Consists of a patio adjacent to the property and a large lawn space beyond.

**DRIVEWAY**

Can accommodate one vehicle.

**SUMMARY**

Nestled on the picturesque west edge of the quaint market town of Biddulph sits this established, detached, 3-bed family home. So, be sure to study the floor plans, take another look at the photographs and get that all important viewing booked now! And don't forget, this property is being offered with **NO chain**.

We can't wait to show you around.



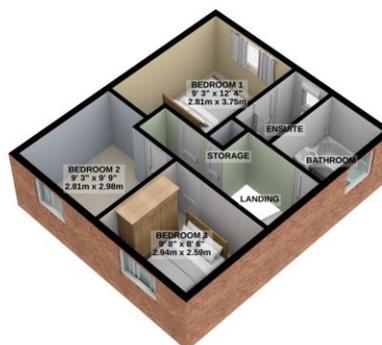
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



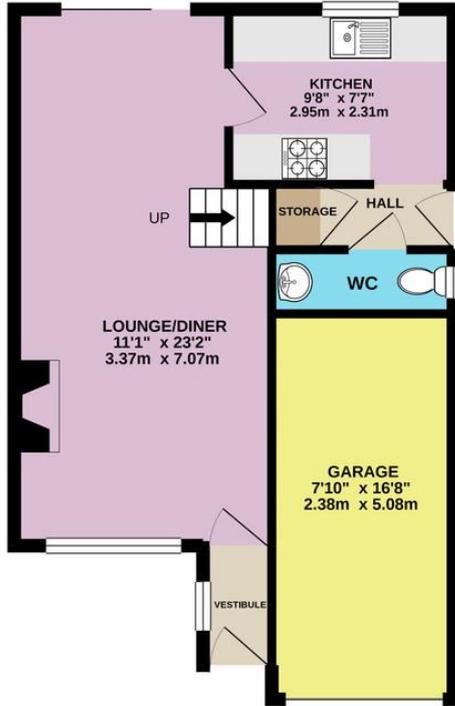
1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



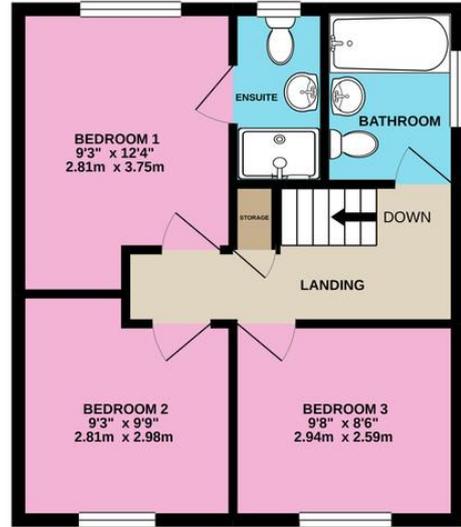
3-BED, DETACHED HOUSE  
TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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499 sq.ft. (46.3 sq.m.) approx.



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417 sq.ft. (38.7 sq.m.) approx.



3-BED, DETACHED HOUSE

TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

