



**Overton Road**  
**Biddulph, ST8 7SQ**

- DETACHED RESIDENCE
  - A RARE OPPORTUNITY
  - SEMI RURAL LOCATION
  - NO CHAIN
  - SET WITHIN 3/4 ACRE OF GARDENS/LAKE
  - SOME FURTHER POTENTIAL
  - MAINS GAS CENTRAL HEATING & D/G
  - OPEN COUNTRYSIDE TO REAR
- £550,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a rare opportunity to acquire a detached residence set within this rural location in large landscaped gardens & with a Lake all of approx 3/4 acre located with open countryside to the rear. Lots of potential to extend and add further over the garage subject to consent etc. The house is approached by a driveway leading to the double garage, hallway, spacious lounge/dining room, breakfast kitchen, cloaks/w.c dining room, three bedrooms, a family bathroom. Double glazing & mains gas central heating. The property offers a brilliant opportunity for the growing family to expand or for the active semi retired within the well regarded location. Access is easy to the neighbouring towns for all amenities, Biddulph Grange Gardens are close by. Excellent road and rail links. Viewing imperative without delay. (draft details subject to approval)



#### DIRECTIONS

Please follow Sat Nav with postcode ST8 7SQ. Proceed along Grange Road until it becomes Overton Road, the property can be found on the left hand side, as identified by our for sale sign.

#### ENTRANCE HALL

Entered through a timber door with glazed side panels. Staircase to the first floor, understairs store. Radiator.

#### LOUNGE

23' x 14' reducing to 11'5" (7.01m x Na Nm)

A large window to the front elevation with views out on to the garden and lake. Feature fireplace with log stove. Laminate flooring, double radiator. A further window to the side elevation and french doors to the rear.



#### KITCHEN/BREAKFAST ROOM

15' x 7' 9" plus recess (4.57m x 2.36m)

Window to the rear elevation. Updated kitchen with a range of wall and base units, inset sink with oak worksurfaces. Tiled floor.

#### REAR HALL

Door to the garage.

#### CLOAKROOM

Window to the rear elevation. Low level W.C.



#### DINING ROOM

12' 10" x 10' 5" (3.91m x 3.18m)

Window to the front elevation. Radiator.

#### FIRST FLOOR LANDING

Access to the loft. Store cupboard. Doors to:

#### BEDROOM ONE

20' 11" x 16' (6.38m x 4.88m)

Window to both the front and rear elevations, giving views over the garden and open countryside. Store cupboard. Radiator.



#### BEDROOM TWO

13' 5" x 10' 6" (4.09m x 3.2m)

Window to the front elevation. Radiator.

#### BEDROOM THREE

9' 11" x 8' (3.02m x 2.44m)

Window to the side elevation. Radiator.



#### BATHROOM

7' 10" x 6' (2.39m x 1.83m)

Window to the rear elevation. Suite comprising: panelled bath with electric shower over, low level W.C, wash hand basin. .

#### ATTACHED DOUBLE GARAGE

23' 4" x 16' (7.11m x 4.88m)

Electric roll up door to the front, window to the rear elevation. Electric light and power. Wall mounted "Main" gas central heating boiler.

#### EXTERNALLY

#### FRONT

The property is approached via a long driveway which leads to the garage. Extensive landscaped garden laid to lawn which extends to the frontage. A running stream leads to the lake, half of which, our vendor informs us is in ownership by the property. Timber built storage. Ample off road parking.

#### REAR

Landscaped garden laid to lawn. Views over adjacent farmland.

#### NOTE

The property has a shared septic tank with the adjacent property. Mains gas, electric and water are supplied.

#### VIEWING ARRANGEMENTS

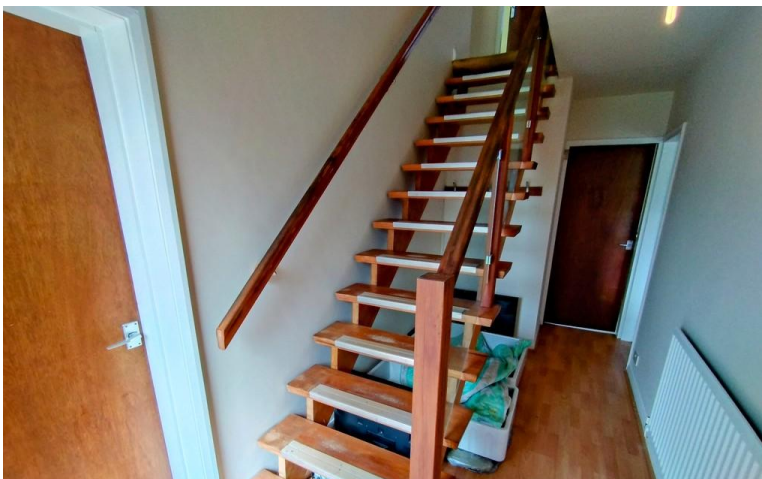
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

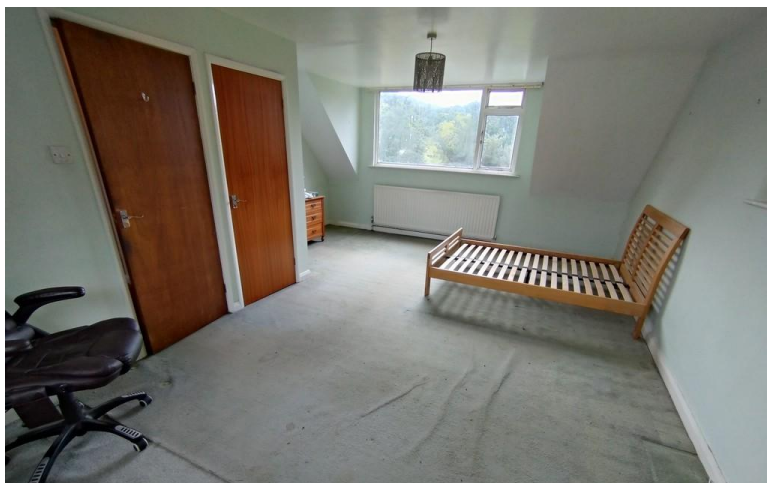
#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.





#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Staffordshire Moorlands District Council.

#### COUNCIL TAX BAND F

#### EPC RATING (PDF available online)

Current: Potential:





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements