Whittaker & Biggs
Est. 1930
Rostons Group

Verona Biddulph Road, Mow Cop, ST7 3PU

£360,000

- Spacious four-bedroom dormer residence
- Dining kitchen with quality shaker-style units & skylight
- Stunning countryside views including Mow Cop Castle
- Beautifully landscaped gardens with pond, summer house & kitchen
- Versatile accommodation with annexe potential
- Separate utility room
- Additional Private courtyard garden
- Exceptional corner plot with delightful wraparound gardens
- Lounge with wood-burning stove & garden access
- Detached double garage & extensive parking

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Council Tax Band: C

Entrance Hall

Having a UPVC double glazed front entrance door with obscured glazed panel and matching side panel. Travertine tiled floor, radiator. Door through to utility.

Utility Room

8'6" x 5'3"

Having fitted white wall mounted cupboards and base units with contrasting worksurface over incorporating a single drainer sink unit with mixer tap over.

White heated towel radiator, plumbing for washing machine and tumble dryer, continuous travertine tiled floor. UPVC double glazed window to the rear aspect and UPVC double glazed side entrance door giving access to the private side courtyard and rear access to the garage.

Lounge

20'1" x 10'10"

Having a UPVC double glazed window to the front aspect having views on horizon over the adjacent fields and for reaching views over Mow Cop. Feature fireplace having exposed timber beam mantle with inset housing a cast-iron wood burning stove set upon a slate tiled half. Engineered oak flooring, stairs off to first floor, radiator, UPVC double glazed patio doors giving direct access out to the gardens and patio.

Dining Kitchen

17'0" extending to 22'6" x 12'7"

Having a range of shaker style wall mounted cupboards and base units with solid oak worksurface over with matching upstand, incorporating a one and a half bowl ceramic sink unit with antique style mixer tap over. Wicker drawer vegetable rack, space for a range style cooker with tiled continuous splashback and stainless steel chimney style extractor fan over. Contrasting wall units including glazed cabinet with under cupboard lighting tile splashback, contrasting tiled and oak flooring. Integral full length fridge, integral dishwasher. Partially vaulted ceiling with Velux skylight allowing optimum light, recess LED lighting to ceiling, radiator, nest app controlled central heating thermostat. UPVC double glazed window to the front aspect having views over the adjacent fields and views over Mow Cop on the horizon.

Inner Hallway

Having walk-in storage cupboard with fixed shelving, defined office area with UPVC window overlooking pond and rear gardens. Radiators, continuous engineered oak flooring.

Bathroom

6'2" x 8'0"

Having a modern suite comprising of shower bath with thermostatically controlled rainfall effect shower and wall mounted waterfall mixer tap to bath and glazed shower screen. Wall mounted wash hand basin, WC, heated towel radiator, part tiled walls, additional electric towel radiator. Extractor fan and recessed LED lighting, Velux skylight. Tiled floor.

Ground Floor Bedroom Three/ Sitting Room

11'7" x 10'7"

Having UPVC double glazed doors with glazed full length panels opening out onto the enclosed private courtyard. Coving to ceiling, radiator.

Bedroom Four

10'4" x 10'8"

Having a UPVC double glazed window to the side aspect overlooking the gardens, exposed floorboards, radiator. Coving to ceiling.

First Floor Bedroom Two

19'6" x 10'3"

Having a UPVC double glazed window to the front aspect overlooking the adjacent fields with far reaching views over Mow Cop Castle on the horizon. Storage to eaves, radiator, skylights.

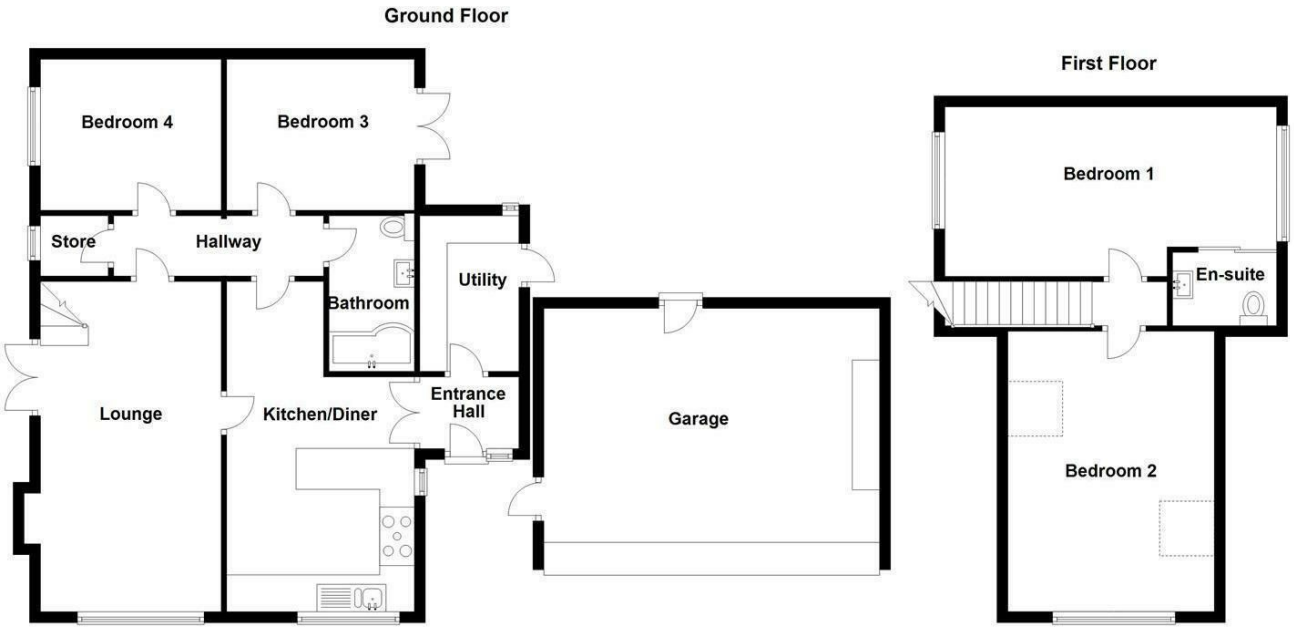
Bedroom One

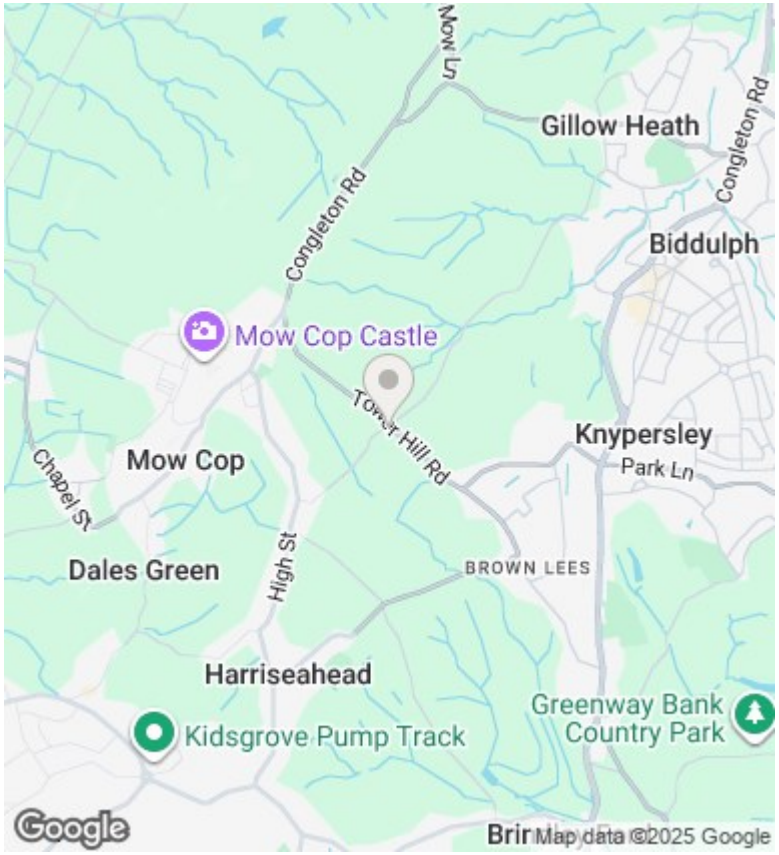
13'8" x 13'4" plus en-suite

UPVC double glazed window to the side aspect having far reaching views on the horizon. UPVC double glazed window to the side, exposed floorboards, radiator. Sliding barn style door through into en-suite washroom having a vanity wash hand basin unit with storage below and incorporating side storage, WC, tiled floor, fixed mirror with recessed lighting above.

Externally

The property is approached from the roadside by a double with driveway providing off-road parking in addition to the double garage. There are wraparound gardens including a vegetable garden, lawn Gardens and feature pond. There is also an additional private courtyard accessible from the side of the property.





Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

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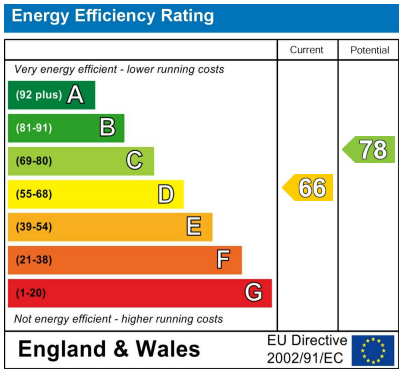

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