



Ox Hey Drive,
Biddulph



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £275,000

An attractive detached bungalow occupying a generous plot with well-established gardens, ideally situated in the highly sought-after location of Ox Hey Drive in Biddulph. The property is perfectly positioned close to open countryside and the beautiful Biddulph Grange Country Park, offering excellent opportunities for outdoor recreation. This delightful home offers spacious and well-proportioned accommodation throughout, comprising a welcoming entrance hallway, an open plan living and dining room providing a bright and versatile space, a breakfast kitchen, and a conservatory overlooking the garden. There are also two bedrooms and a family bathroom. Externally, the property benefits from mature gardens that enhance its appeal and provide a pleasant outdoor setting. Offered for sale with no onward chain, an early viewing is highly recommended to fully appreciate the accommodation, location, and surroundings on offer.





Entrance Lobby

Door to the front, double glazed windows to the sides.

Hallway

Two radiators, fitted storage. access to loft.

Open Plan Living / Dining

Double glazed windows to the front and rear, three radiators, feature fireplace.

Bedroom

Radiator, double glazed window to the front, fitted storage.

Bathroom

Double glazed frosted window to the side, bathroom suite comprising of shower cubicle with mains shower, WC, hand wash basin and panelled bath. Radiator, part tiled walls.

Bedroom

Double glazed window to the rear, radiator.

Breakfast Kitchen

Double glazed window to the side, radiator, fitted with a range of wall, base and drawer storage units, fitted oven and hob with extractor fan above, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, wall mounted baxi boiler.

Conservatory

Double glazed, tiled floors.

Outside

Generous sized plot with mature gardens.

"Please refer to Title Plan SF552427. Purchasers should verify the exact boundaries via their solicitors. The area outlined in green (Title No. SF568100) has been removed from the title and is not included in the sale."

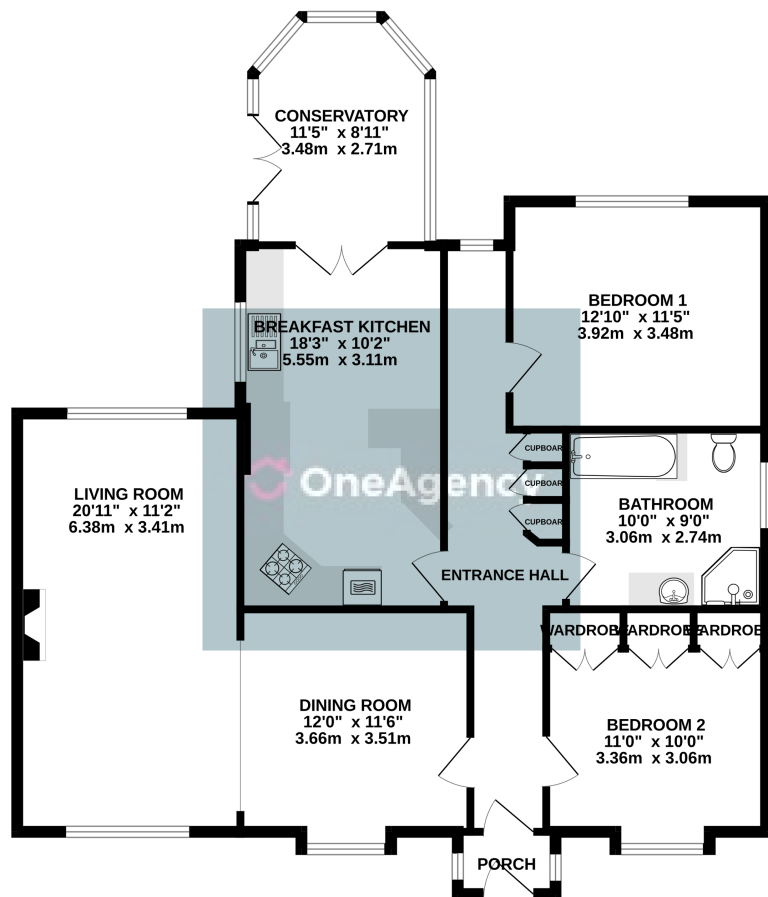
Agents Notes

Staffordshire Moorlands Council Tax Band C

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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