



27 Grangefields  
Biddulph



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## 27 Grangefields

Biddulph  
Staffordshire  
ST8 7SA

\*\*FOR SALE BY PUBLIC AUCTION ON 18TH MAY 2026 AT THE AGRICULTURAL CENTRE, BAKEWELL, DE45 1AH\*\*

- \* This spacious detached family home is located in one of Biddulph's most sought after and well established residential areas, close to Biddulph Grange Gardens and offering easy access to the town, amenities and schools.
- \* The property is in need of some structural repair and also requires general updating and modernisation.
- \* Benefits from Upvc double glazing and gas fired central heating.
- \* The accommodation briefly comprises: Entrance Porch, Entrance Hall, Sitting Room, Large Living Room / Dining Room, Kitchen / Diner, Utility Room and W.c to the ground floor. Landing Area, Master Bedroom with En-Suite, Three further Bedrooms and Family Bathroom to the first floor.
- \* Driveway to the front providing off street parking leading to a good sized integral garage with electric remote control door and power and lighting.
- \* Pleasant sized rear garden area laid mainly to lawn with display borders and patio area.

Auction Guide £300,000



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Leek - 01538 383344



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# General Information

**Entrance Porch**

Tiled floor. Access to:

**Entrance Hall**

Stairs off. Radiator. Understairs storage.

**Sitting Room 12'6 x 10'10 (3.81m x 3.30m)**

Radiator.

**Extended Lounge/Dining Room 18'8 x 26'9 max (5.69m x 8.15m max)**

Radiator x 2. Gas fire. Sliding doors to rear.

**Kitchen 13'7 x 8'10 (4.14m x 2.69m)**

Wall and base units. Sink unit with drainer, rinsin bowl and mixer map. Gas hob with extractor unit above. Double electric oven. Electric heater. Breakfast bar. Integrated dishwasher.

**Utility Room 6'1 x 5'9 (1.85m x 1.75m)**

Wall and base units. Plumbing point. Tiled floor.

**Cloakroom**

W.c. Wash basin. Radiator. Tiled floor.

**Rear Porch**

Tiled floor. Rear door. Wall and base units.

**Landing**

Loft access. Radiator. Feature window. Airing cupboard.

**Bedroom One 14'9 x 11'7 (4.50m x 3.53m)**

Radiator. Fitted range of wardrobes and storage units.

**En-Suite Shower Room**

Shower cubicle. W.c. Wash basin. Radiator.

**Bedroom Two 10'5 x 10'11 (3.18m x 3.33m)**

Radiator.

**Bedroom Three 13'11 x 10'11 (4.24m x 3.33m)**

Radiator. Laminate flooring. Fitted storage units.

**Bedroom Four 9'2 x 7'5 (2.79m x 2.26m)**

Radiator.

**Bathroom**

Bath with feeder shower over. W.c. Wash basin. Tiled walls.

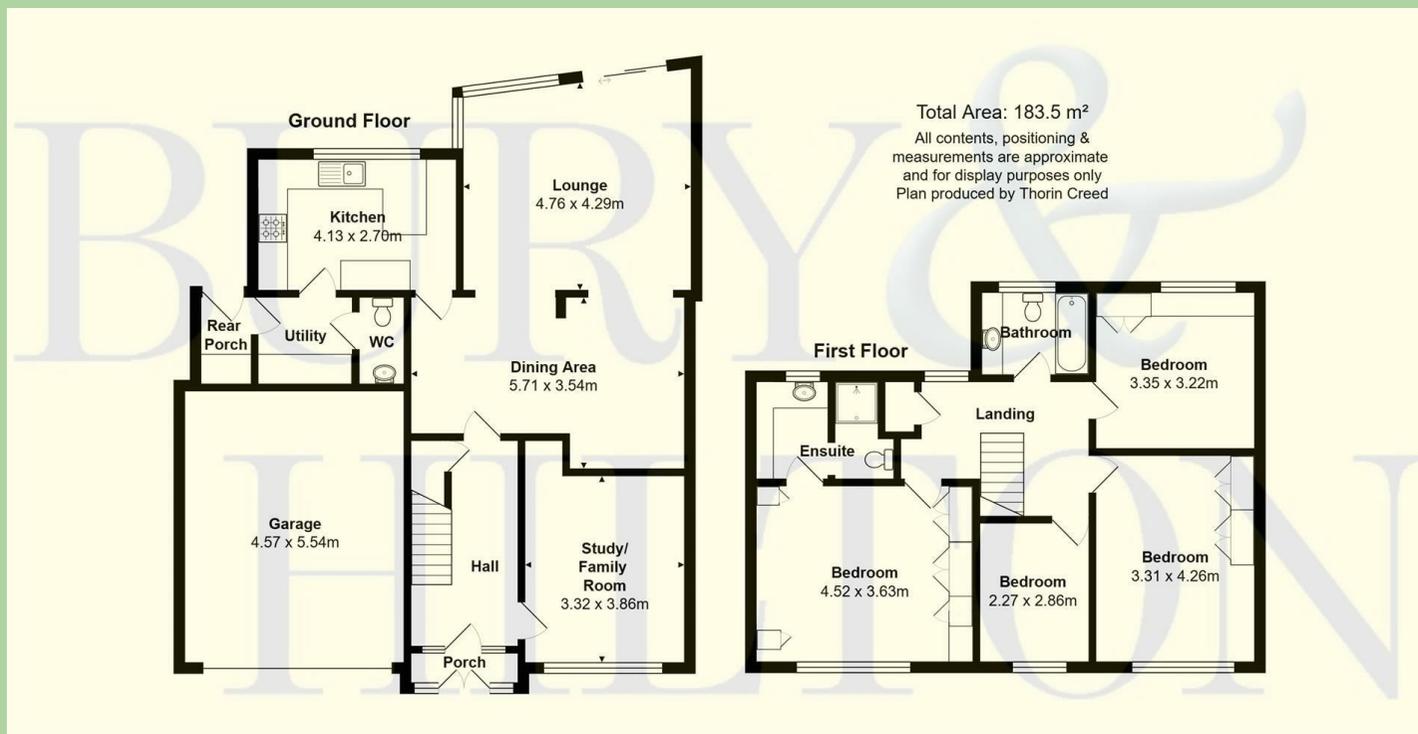
**Outside**

Driveway to the front providing off street parking leading to a good sized integral garage with electric remote control door and power and lighting. Pleasant sized rear garden area laid mainly to lawn with display borders and patio area.

**Conditions of sale**

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.





#### Deposits & Completion

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

#### Method of Sale Auction

The property is offered by Public Auction at 3.00pm on Monday 18th May 2026 at The Agricultural Business Centre, Bakewell, DE45 1AH.

#### Money Laundering Regulations

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

#### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

#### Tenure & Possession

The property is sold freehold with vacant possession granted upon completion.

#### Vendors Solicitors

Talbots Law  
Ground Floor Unit 7  
Waterfront Business Park  
Waterfront Way  
DYS 1LX

#### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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