



Biddulph Road, Mow Cop, ST7

Price £360,000

Carters are delighted to welcome to the market this stunning four bedroom family home, situated on a corner plot and boasting amazing far reaching views. The property has a semi rural feel but being ideally close enough to local amenities, schools and major commuter links. The accommodation has been tastefully decorated throughout and comprises of entrance hall, utility, spacious kitchen with breakfast bar and seating area, lounge, cloakroom, two bedrooms and family bathroom all to the ground floor. To the first floor there are two further bedrooms and en-suite. Additional added benefits include oil central heating, double glazing, courtyard and an attractive yet spacious garden. Its definitely not one to be missed so view early to avoid disappointment.

Entrance Hall

UPVC double glazed entrance door to the front elevation, tiled floor and radiator.

Utility Room

Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink with single drainer and mixer tap. There is plumbing for a washing machine, tiled floor, part tiled walls, UPVC double glazed window and UPVC double glazed entrance door to the courtyard.

Kitchen

17'3 extending to 22'6 x 12'8 (5.26m extending to 6.86m x 3.86m)

Fitted base units, drawers and matching wall mounted cupboards. Solid oak work surfaces incorporating inset one and half ceramic sink with single drainer and mixer tap. Built in electric leisure double oven and grill with 5 ring hob and hot plate. Built in double fridge, built in dishwasher, part tiled and part oak wood flooring. Part tiled walls, two radiator's, breakfast bar, inset ceiling spotlights, UPVC double glazed window to the front and side elevation.

Lounge

22'8 x 10'10 (6.91m x 3.30m)

Multi fuel burner with stone hearth and feature surround. Two radiator's, television point, stairs to the first floor, UPVC double glazed window to the front elevation and UPVC double glazed patio doors to the side elevation.

Inner Hallway

Oak wood flooring and radiator.

Cloakroom

Oak wood flooring, radiator and UPVC double glazed window to the side elevation.

Bedroom Three

10'11 x 10'7 (3.33m x 3.23m)

Feature fireplace, radiator, coving and UPVC double glazed patio doors opening onto the courtyard.

Bedroom Four

10'8 x 10'4 (3.25m x 3.15m)

Electric fire, radiator, coving and UPVC double glazed window to the side elevation.

Bathroom

Three piece suite comprising of a P shaped bath with shower above, pedestal wash hand basin and low level W/C. Tiled floor, part tiled walls, towel rail and inset ceiling spotlights.

First Floor Landing

Bedroom One

13' 8 x 13'4 (3.96m 2.44m x 4.06m)

Feature fireplace, radiator, television point, UPVC double glazed window to the side and over the courtyard with far reaching views.

En-suite

Low level W/C, vanity wash hand basin, tiled floor, tiled splash backs and inset ceiling spotlights.

Bedroom Two

19'6 x 10'3 (5.94m x 3.12m)

Television point, radiator, storage into the eaves, two double glazed velux windows and UPVC double glazed window to the front elevation with far reaching views.

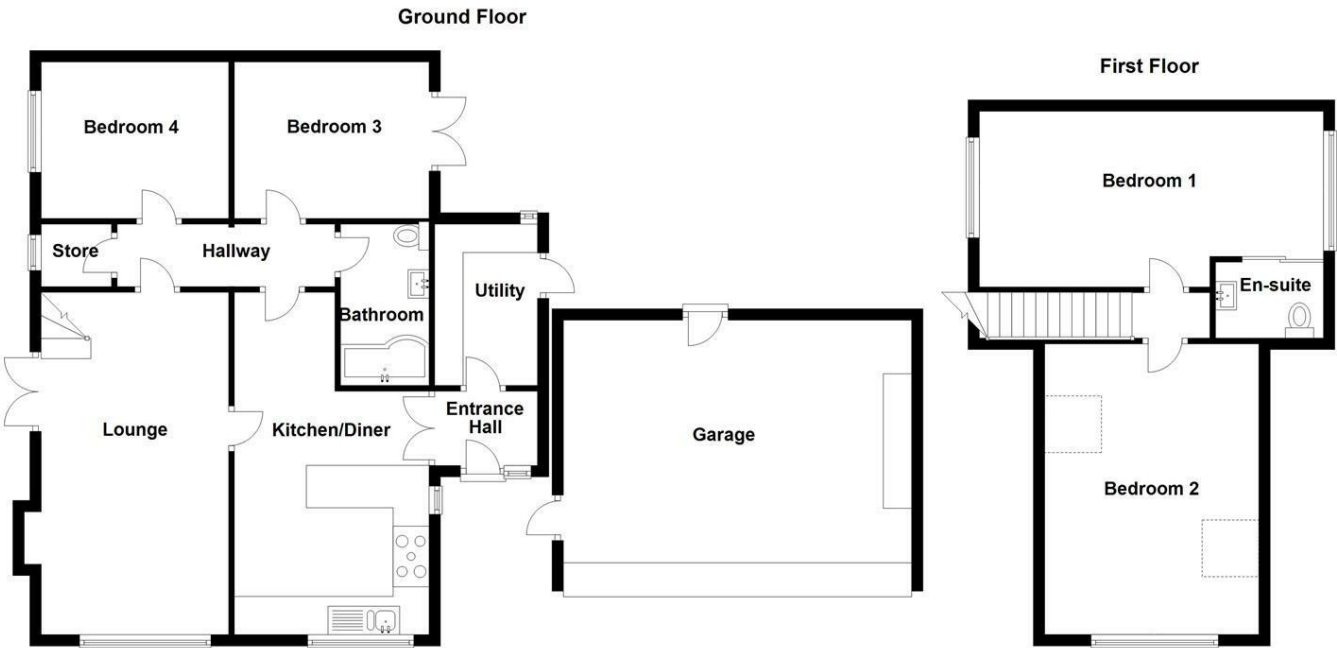
Exterior

To the front of the property there is a brick paved driveway providing off road parking, leading to a large garage with electric up and over door, power and lighting. There is a gate to the front leading to a stunning enclosed garden area sweeping around the property which comprises of an Indian stone patio area, summer house, pergola with further sitting area, well stocked plant and shrub areas, vegetable patch and stunning far reaching views.

Courtyard- Enclosed area with paved patio area, log storage sheds and door to the garage.



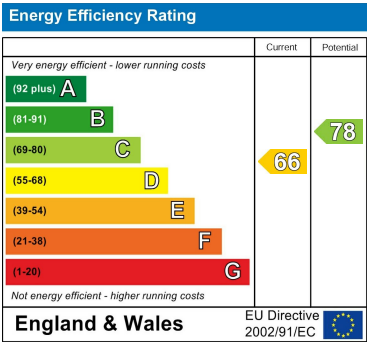
Floor Plan



Area Map



Energy Efficiency Graph



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