



89 Station Road

Stoke-On-Trent, ST8 6BT



Price £285,000

Here at Carters we are proud to welcome to the market this extended and immaculately presented, three bedroom semi-detached family home, offering an ideal purchase for young and growing families who love to entertain.

Positioned within walking distance to excellent local schools, and the very best of Biddulph town centre amenities makes this home a superb purchase choice. You can also find Biddulph Grange Country Park just a short drive away, where you can enjoy tranquil and peaceful picturesque walks.

This outstanding property is truly breathtaking with its warm and charming interior it provides a 'turnkey' home ready for all the family to enjoy right from day one. Entering the property you are welcomed by the spacious entrance hall with its featured entrance door, stairs to the first floor and access throughout the ground floor. The lounge is to the front elevation boasting a bay window, and a log burner which provides a cosy place to relax and unwind. The modern Bespoke fitted kitchen/family room is to the rear, and provides an open plan entertaining space, for family and friends to enjoy on all those special occasions and warm summer evenings. The utility room and W/C are also to the ground floor. Heading upstairs there are two double bedrooms, a single bedroom and a modern fitted family bathroom. And it doesn't stop there the exterior is just as impressive with a generous plot which enjoys off road parking, a detached storage garage/study and a larger than average rear garden mainly laid to lawn.

We strongly recommend viewings to avoid any disappointment.
Call our friendly team to arrange your viewing on 01782 470391.

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Entrance Hall

Featured original leaded entrance door and windows to the front elevation.

Wood effect Kardean flooring. Radiator. Stairs to the first floor. Walk in storage with built in shelving, clothing rail, power and lighting.

W/C

UPVC double glazed window to the side elevation.

Modern fitted low level W/C. Wall mounted wash hand basin. Wood effect Kardean flooring. Radiator.

Storage Cupboard

Plumbing for a washing machine. Space for a dryer. Built in shelving.

Lounge

13'0 x 11'3 (3.96m x 3.43m)

UPVC double glazed featured leaded bay window to the front elevation with fitted shutter blinds.

Featured log burner with a slate hearth and wooden surround. Television point. Radiator. Coving to the ceiling.

Kitchen/Diner

17'0 x 10'2 (5.18m x 3.10m)

UPVC double glazed window with fitted roman blind and UPVC double glazed french patio doors with fitted black out blind to the rear elevation.

Bespoke fitted modern base units, drawers and matching wall mounted cupboards. Oak work surfaces incorporating inset ceramic sink with a single drainer and mixer tap. Gas and electric cooker point. Built in dishwasher. Bespoke Island matching the kitchen. Radiator. Inset ceiling spotlights. Two velux windows both with electric fitted blinds.

Sitting Room

11'4 x 11'3 (3.45m x 3.43m)

Log burner with a slate hearth and an oak shelf above. Radiator. Bespoke storage cupboards built into the alcoves.

First Floor Landing

UPVC double glazed window to the side elevation.

Loft access.

Bedroom One

11'4 x 11'4 (3.45m x 3.45m)

UPVC double glazed window to the rear elevation with fitted shutter blinds.

Radiator. Coving to the ceiling.

Bedroom Two

11'4 x 11'4 (3.45m x 3.45m)

UPVC double glazed window to the front elevation with fitted shutter blinds.

Radiator. Coving to the ceiling.

Bedroom Three

7'9 x 6'5 (2.36m x 1.96m)

UPVC double glazed window with fitted shutter blinds.

Radiator. Built in storage.

Bathroom

UPVC double glazed window to the rear elevation with fitted shutter blinds.

Modern fitted three piece suite comprises L shaped panelled bath with shower above, pedestal wash hand basin and low level W/C.

Towel rail. Partly tiled walls.

Exterior

To the front there is a small lawned garden and a paved driveway providing off road parking, extending to the side and detached garage. The rear is spacious and enclosed with a lawned garden, Indian stone patio area.

Garage/Office

UPVC double glazed window with blind to the rear elevation and UPVC double glazed french doors with fitted blinds to the patio. Power. Lighting. WiFi available via extender. Storage access via UPVC side hinged garage doors

Additional Information

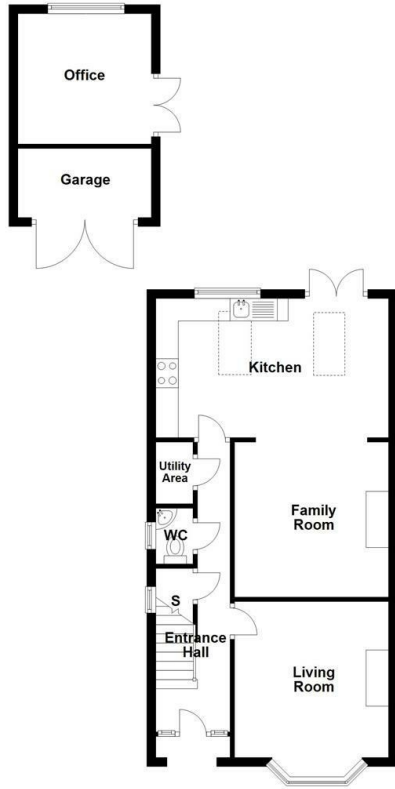
We are led to believe that the property is Freehold and Council Tax Band C.

Services

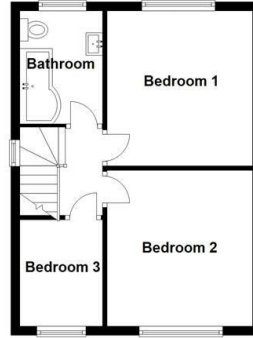
The main services of gas, electric, water and drainage are all connected to the mains.

Please note: services and appliances have not been tested by the agent.

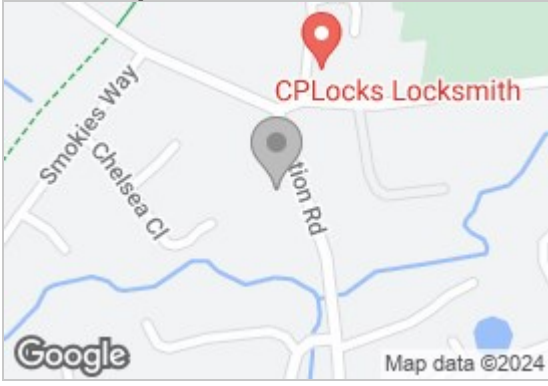
Ground Floor



First Floor



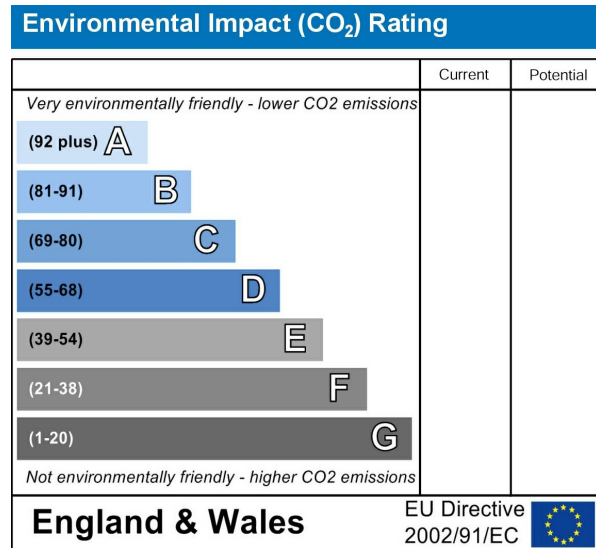
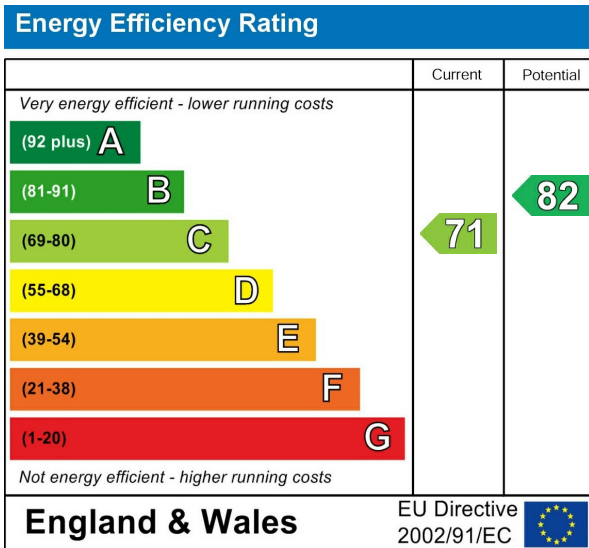
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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