



**86 Congleton Road**  
Stoke-On-Trent, ST8 6EG  
**Offers in excess of £235,000**



Available to purchase with no onward chain!

Here at Carters we are pleased to welcome to the market this well presented and deceptively spacious family home, which occupies a rare and substantial plot.

Although in need of selective modernisation, this lovely property boasts endless potential and would be the perfect purchase for first-time buyers and young families alike, whom are looking to put their own stamp on things. Benefitting from a generous plot, this property provides extensive outdoor space and parking for multiple vehicles, motorhomes and extensions, if so desired (subject to planning permission being granted). With this property it is not just the plot that is extensive, internally this impressive home is also deceptively spacious, with four bedrooms, two bathrooms, a utility room, large living room and an open plan kitchen/diner to enjoy. Conveniently situated within the heart of Biddulph, and just on the outskirts of the town centre, this property has the very best of the towns amenities right on your doorstep such as: Biddulph Valley Leisure Centre, supermarkets, hairdressers and eateries. It is also ideally located for access to the excellent local schools and rural walks the town has to offer including: Kingsfield First School, Ox Hey First School and Woodhouse Middle School, if you take a stroll slightly further afield there is also the historic Biddulph Valley Way and Biddulph Grange Country Park to be enjoyed.

Viewings are highly recommended to appreciate to scope and opportunity this impressive home has to offer. Call the office today on 01782 470391 to arrange your viewing.

# 86 Congleton Road

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## Entrance Hall

UPVC composite entrance door to the front elevation and UPVC double glazed window to the side elevation. Understairs storage cupboard. Radiator. Laminate flooring. Stairs to the first floor leading off.

## Living Room

15'07 x 10'02 (4.75m x 3.10m)

UPVC double glazed window to the front elevation. Gas fireplace with marble hearth and timber surround. Radiator. Coving. Laminate flooring.

## Kitchen/Diner

22'06 x 11'01 (6.86m x 3.38m)

### Kitchen Area

UPVC double glazed window to the rear elevation. A modern range of wall, drawer and base units which incorporate work surfaces and a stainless steel sink with drainer and mixer tap. Freestanding gas oven with a five ring hob. Space for a dishwasher. Partially tiled walls. Tiled floor. Space for understairs storage.

### Dining Area

UPVC double glazed french patio doors to the rear elevation. Gas coal effect fireplace with marble hearth and timber surround. Laminate flooring.

## Utility Room

7'11 x 5'08 (2.41m x 1.73m)

UPVC double glazed entrance doors to the front and rear elevations. Space and plumbing for a washing machine and dryer. Tiled floor.

## Shower Room

UPVC double glazed window to the front elevation. Corner shower enclosure. Recessed WC. Pedestal wash hand basin. Radiator.

## First Floor Landing

UPVC double glazed window to the side elevation. Loft access. Storage cupboard.

## Bedroom One

11'06 x 11'02 (3.51m x 3.40m)

UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Two

12'01 x 10'05 (3.68m x 3.18m)

UPVC double glazed window to the front elevation. Radiator.

## Bedroom Three

8'10 x 7'09 (2.69m x 2.36m)

UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Four

8'10 x 7'07 (2.69m x 2.31m)

UPVC double glazed window to the front elevation. Radiator.

## Bathroom

UPVC double glazed window to the front elevation. Panelled bath. Corner shower enclosure. Recessed WC. Pedestal wash hand basin. Partially tiled walls. Extractor fan. Radiator.

## Exterior

The front is in an elevated position with a lawned garden housing mature shrubs and trees. There is a driveway to the side which sweeps around the property with access to the rear and a wooden storage garage.

The rear is an extensive space which is of mainly laid to lawn with the extra privacy from the mature hedging and trees.

## Garage

16'02 x 10'05 (4.93m x 3.18m)

## Additional Information

We are led to believe the property is freehold and Council tax band B.

## Services

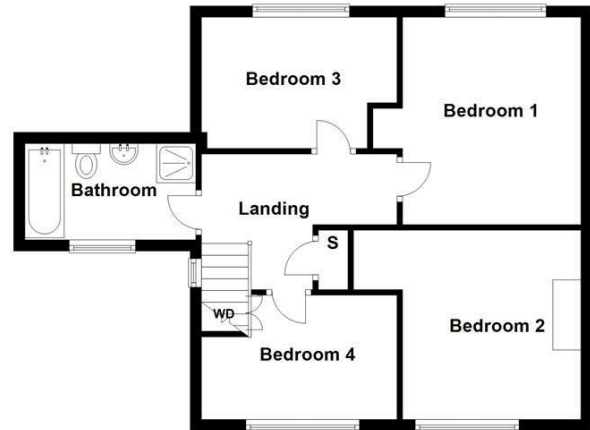
The main services of gas, electric, water and drainage are all connected to the mains.

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

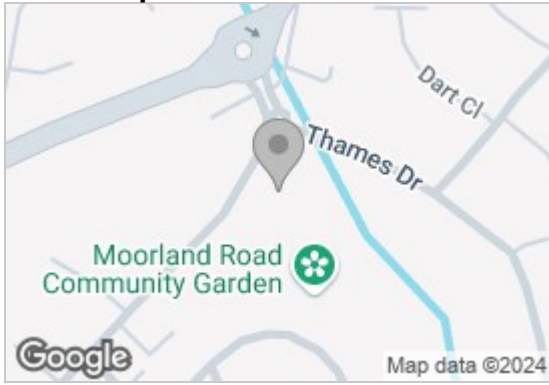
Ground Floor



First Floor



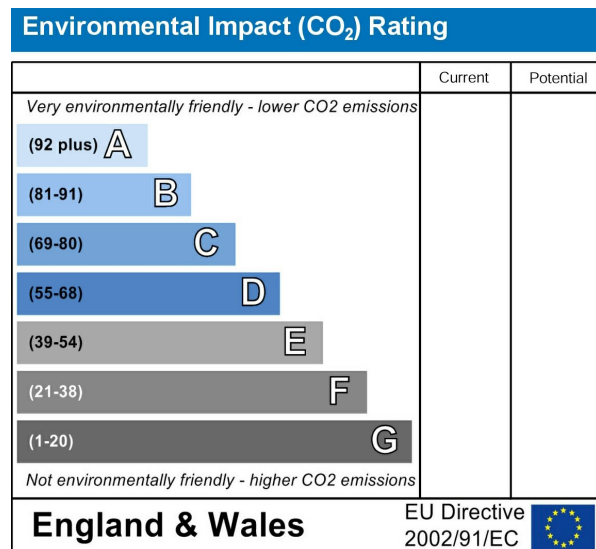
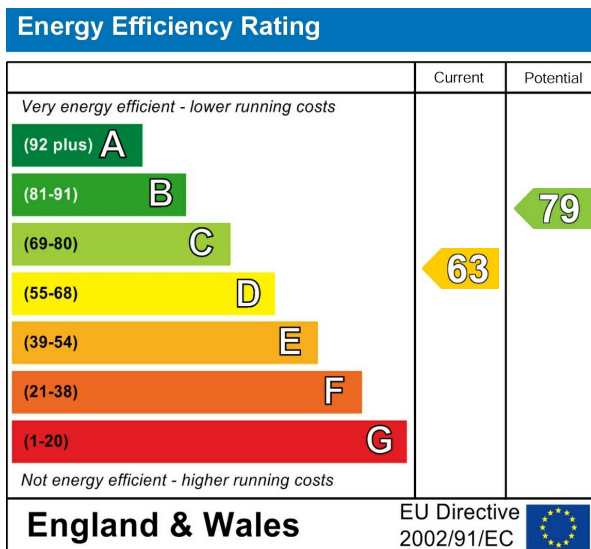
## Road Map



## 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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