



## 6 Highland Close

Biddulph Moor, ST8 7LJ

**Price £249,950**



Here at Carters, we are delighted to be welcoming to the market this beautifully presented, three-bedroom detached family home.

Nestled within a quiet cul-de-sac, this lovely home boasts the very best of semi-rural living, with an open aspect to the front elevation and village schools, pubs and amenities just around the corner. Providing an ideal purchase for first-time buyers and young families alike, there is generous accommodation and beautiful gardens to be enjoyed, including a detached garage, open plan lounge/diner and a conservatory.

On entering the property, you are welcomed into the bright and spacious hallway that leads throughout the ground floor and the stairs to the first floor leading off. This family home benefits from an open plan lounge/diner with sliding doors into the conservatory. The kitchen is modern and is of a good size with a range of wall, drawer and base units allowing ample space for preparing meals. Heading up the stairs there are three good sized bedrooms to be enjoyed, with the main bedroom boasting a fitted wardrobe. The family bathroom is to the front elevation enjoying a three-piece suite comprising of a panelled bath, a vanity hand wash basin and a recessed WC. Externally to the front there is a block paved driveway that provides off road parking for several vehicles and leads around the property to the detached garage and allows access to the rear garden. To the rear of the property there is a low maintenance garden to be enjoyed with an Indian stone patio area housing a pergola and the rest being mainly laid with astroturf.

# 6 Highland Close

Biddulph Moor, ST8 7LJ

Price £249,950



## Entrance Hall

UPVC double glazed entrance door and window to the front elevation. UPVC double glazed round window to the side elevation.

Radiator.

## Living Room

13,10 x 12,04 (3.96m,3.05m x 3.66m,1.22m)

UPVC double glazed window to the front elevation.

A multi-fuel burner with a slate hearth, exposed brick and wood effect floatign mantle. Coving. Radiator.

## Dining Area

9,00 x 8,03 (2.74m,0.00m x 2.44m,0.91m)

UPVC sliding patio doors into the conservatory.

Coving. Radiator.

## Conservatory

12,09 x 11,01 (3.66m,2.74m x 3.35m,0.30m)

UPVC double glazed windows to the rear and side elevations. UPVC French doors leading out into the garden.

Radiator. Wood effect vinyl floor.

## Kitchen

9,00 x 8,04 (2.74m,0.00m x 2.44m,1.22m)

UPVC double glazed window to the rear elevation.

A modern range of wall, drawer and base units with wood effect work surfaces incorportating an extendable mixer tap and drainer with built in appliances such as an electric oven and an extractor hood. Space for washing machine, dishwasher and fridge/freezer. Storage cupboard with a double glazed window to the side elevation. Vinyl floor.

## First Floor Landing

UPVC double galzed window to the side elevation.

Storage cupboard.

## Bedroom One

11,11 x 11,00 (3.35m,3.35m x 3.35m,0.00m)

UPVC double glazed window to the front elevation.

Radiator.

## Bedroom Two

11,04 x 9,08 (3.35m,1.22m x 2.74m,2.44m)

UPVC double glazed window to the rear.

Loft access. Radiator.

## Bedroom Three

7,11 x 6,05 (2.13m,3.35m x 1.83m,1.52m)

UPVC double glazed window to the rear elevation.

Radiator.

## Family Bathroom

UPVC double glazed window to the front elevation.

A modern three piece suite comprising of a panel bath with a double shower head, a vanity hand wash basin and a recessed WC. Heated ladder towel rail. Extractor fan. Fully tiled walls. Vinyl floor.

## Exterior

To the front of the property there is a block paved driveway providing off road parking for several vehicles with mature shrubs and trees to the side. To the side of the property there is block paving leading to the detached garage. To the rear of the property there is a garden area mainly laid with astroturf and an Indian stone patio area boasting a pergola. Outside tap.

## Services

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

The property is an oil fueled heating system.

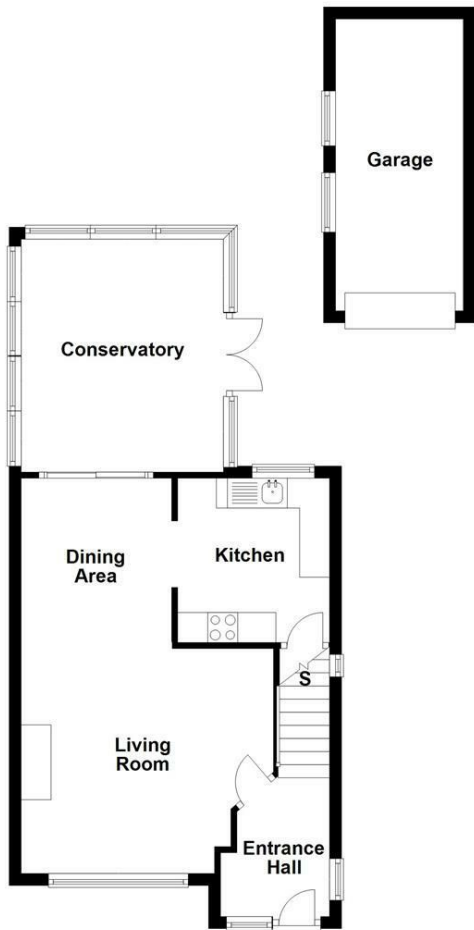
Please note: services and appliances have not been tested by the agent.

## Additional Information

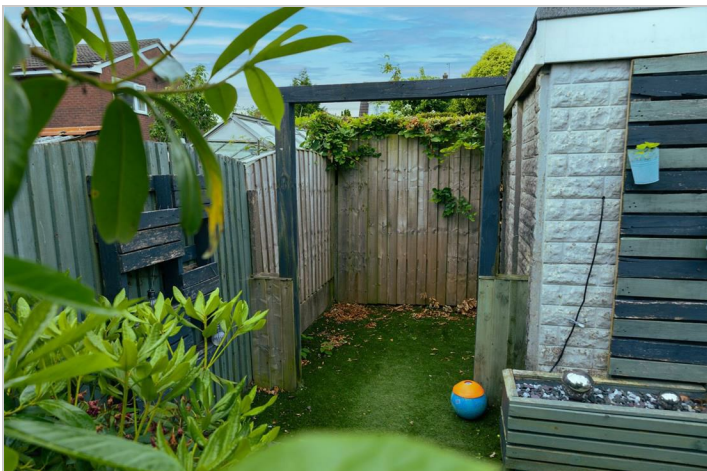
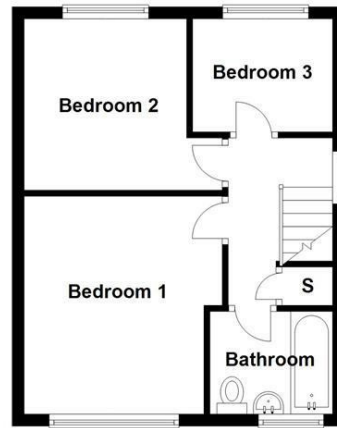
We are led to believe the property is Freehold and Council Tax Band C.

Tel: 01782 470391

Ground Floor



First Floor



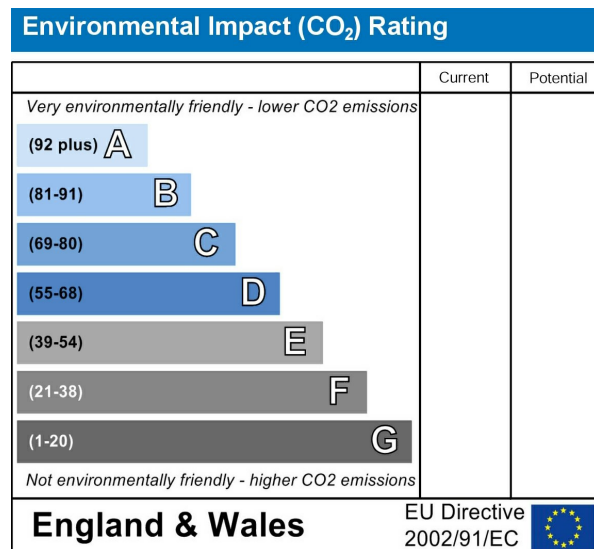
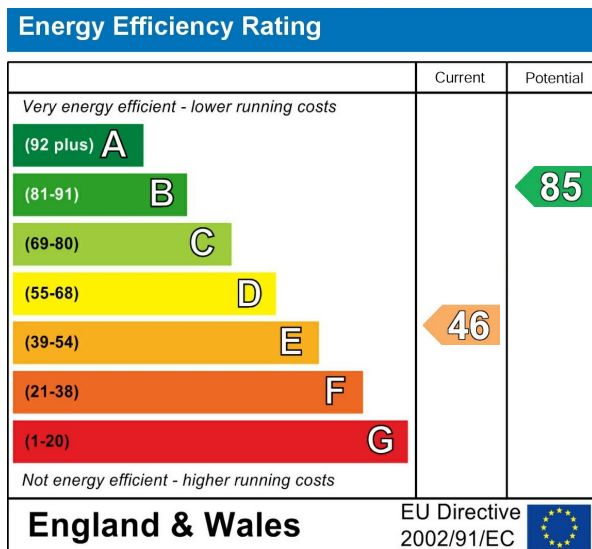
## Road Map



## 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.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**[www.carters-estateagents.co.uk](http://www.carters-estateagents.co.uk)**