



**71 Station Road**  
Stoke-On-Trent, ST8 6BT  
**Price £150,000**



Here at Carters, we are excited to be welcoming to the market this beautifully presented, three bedroom mid-terrace, which is available to purchase with no onward chain.

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.

On entering the property, you are welcomed into the well presented living room with a modern wall mounted electric fireplace for them cosy nights in. Leading through to the rear of the property you have a kitchen with the dining area off. The kitchen is a modern space again with with ample work space to cook up a storm. The dining area is a bright area due to the patio doors letting in all that natural light, leading out into the enclosed rear garden. Head on up the stairs and you will find three good sized bedrooms, two of which are doubles. The family bathroom is at the rear of the property and is a larger than average space which consists of a panelled bath, a walk in shower enclosure, pedestal wash hand basin and W/C. Externally, to the front, there is a low maintenance space consisting of plum slate with a slabbed path leading to the front door as well as the passage way to the rear garden. The rear is all enclosed with a patio area, astroturf and additional seating area to the far end housing a useful storage shed.

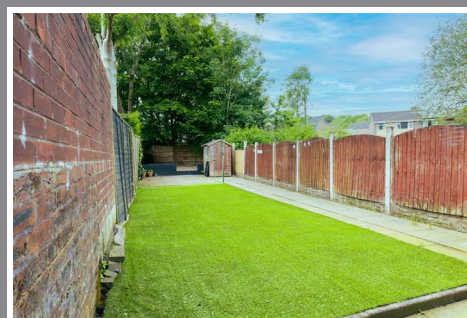
We strongly recommend viewings to avoid any disappointment.  
Call our friendly team to arrange your viewing on 01782 470391.



# 71 Station Road

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## Living Room

15'02 x 10'10 (4.62m x 3.30m)

UPVC double glazed window and entrance door to the front elevation. Modern wall mounted electric fireplace. Laminate flooring. Radiator. Staircase leading to the first floor.

## Kitchen/Diner

15'02 x 12'02 (4.62m x 3.71m)

Kitchen 12'02 x 7'11

UPVC double glazed window to the rear elevation. A modern range of base, drawer and wall units with work surfaces incorporating inset, one and a half stainless steel sink with drainer and mixer tap. Built in electric oven with induction hob and extractor hood. Space and plumbing for a washing machine. Space for a fridge freezer. Part tiled walls. Laminate flooring.

Dining Area 12'02 x 6'04

UPVC double glazed french patio doors to the rear elevation. UPVC double glazed window to the side elevation. Understairs storage cupboard. Radiator.

## First Floor Landing

Loft access.

## Bedroom One

13 max x 14'04 max (3.96m max x 4.37m max)

UPVC double glazed window to the front elevation. Radiator.

## Bedroom Two

12'02 x 8'05 (3.71m x 2.57m)

UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Three

7'10 x 6'02 (2.39m x 1.88m)

UPVC double glazed window to the front elevation. Radiator.

## Bathroom

UPVC double glazed window to the rear elevation. Four piece suite comprising of an oversized walk in shower enclosure, panelled bath, pedestal wash hand basin and low level W/C. Extractor fan. Partially tiled walls. Resin flooring. Radiator.

## Exterior

To the front of the property there is a low maintenance plum slate area with a slabbed pathway taking to you to the front door and passageway to access the rear garden. To the rear of the property, there is a paved patio area with a astroturf garden and additional seating area all in an enclosed private setting.

## Additional Information

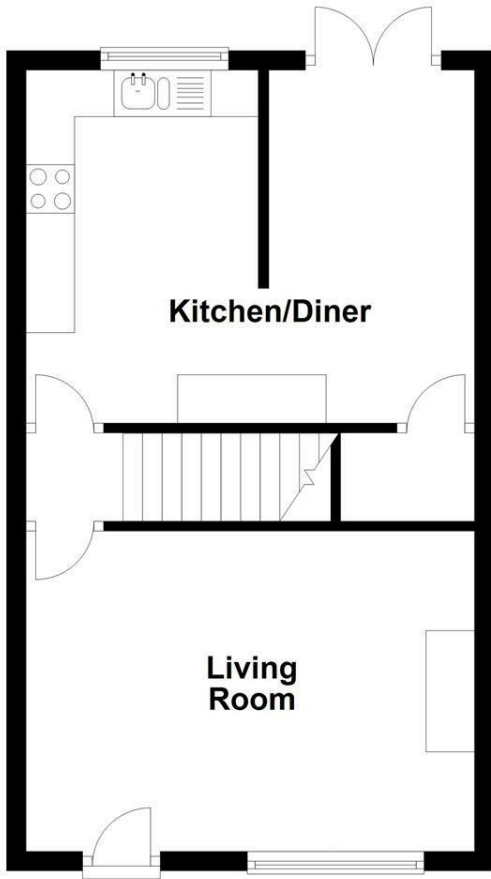
We are led to believe that the property is Freehold and Council Tax Band A.

## Services

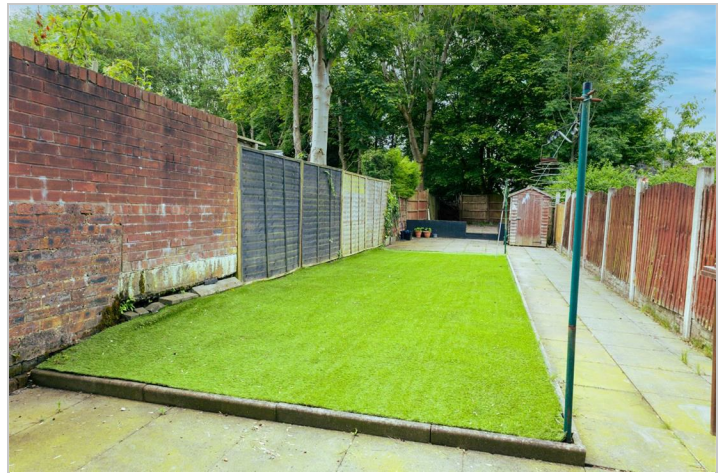
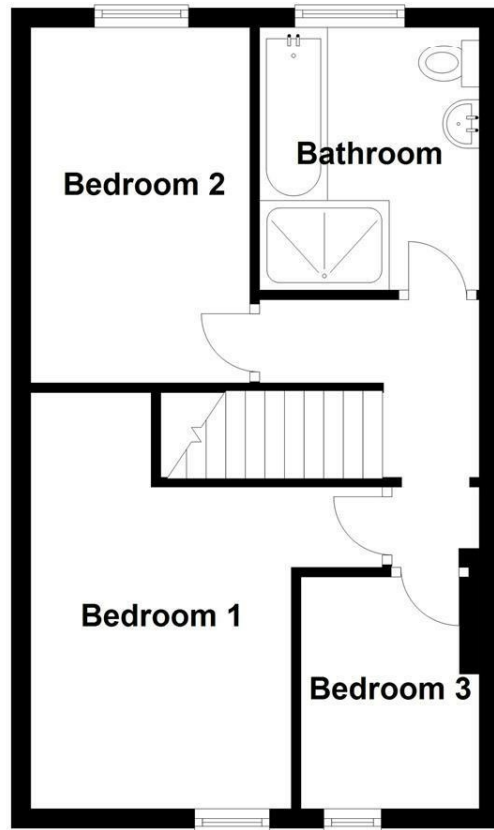
The main services of gas, electric, water and drainage are all connected to the mains. Broadband is Fibre.

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

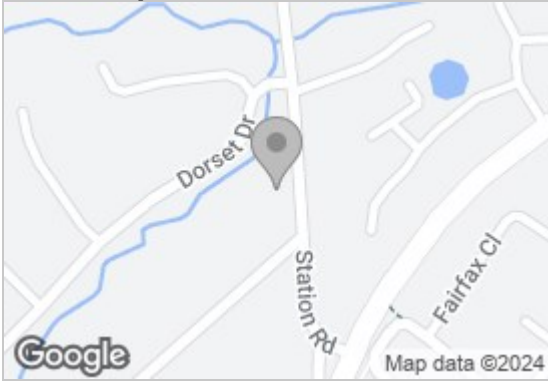
### Ground Floor



### First Floor



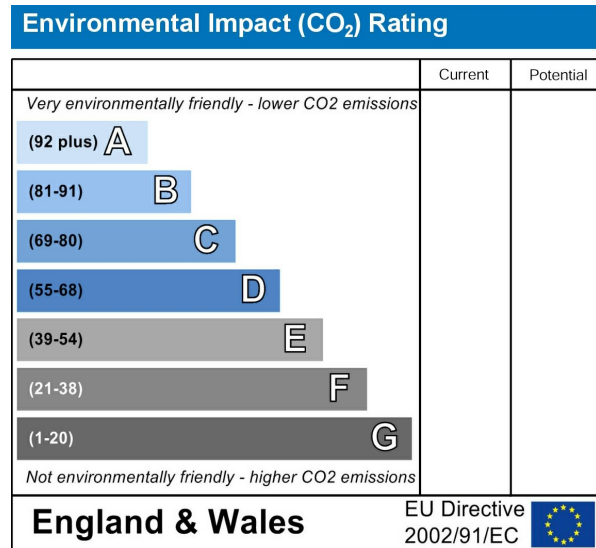
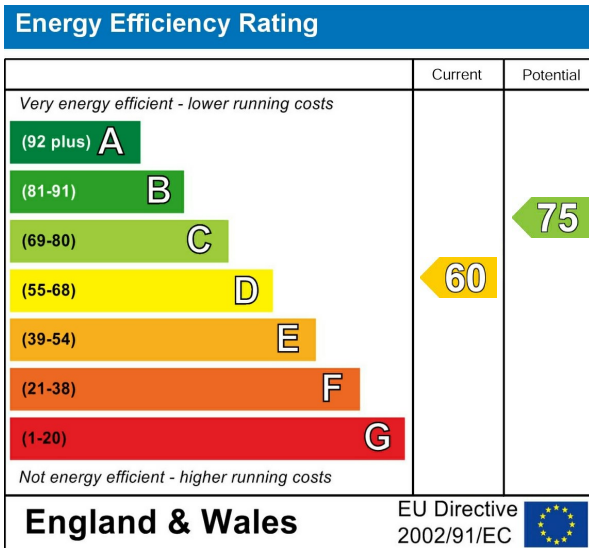
## Road Map



## 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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