



## 193 John Street

Biddulph, ST8 6HP

Price £170,000



Here at Carters, we are pleased to be welcoming to the market this beautifully presented and deceptively spacious, three-bedroom mid-terrace.

Location wise, things couldn't be better! With this lovely home being situated on the outskirts of the town centre, there are many fantastic amenities, walks and schools, to be enjoyed just around the corner. This fantastic property is an ideal purchase for growing families and first-time buyers alike.

This beautiful family home enjoys flexible accommodation and high ceilings throughout, with the open plan lounge/dining room to the front elevation. The staircase to the first floor and under stair storage cupboard are also located here. The large family room follows on and is the perfect space for the children to be able to move the fun outside to the rear enclosed courtyard. Following on is the recently fitted kitchen that boasts ample workspace and integrated appliances such as an electric oven, extractor hood, fridge/freezer, and a wine cooler, all of which add an efficient yet luxurious feel to this charming home. The larger than average family bathroom is to the rear of the property and boasts a modern three-piece suite. Heading up the stairs to the first floor there are three generous bedrooms to be enjoyed with a highly desired first floor WC. Boasting the rarity of extensive parking to the rear, enough for 6 vehicles, and a private and large garden, the opportunities to entertain into the warmer months are endless.

We highly recommended booking a viewing to appreciate this stunning home!

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## Living/Dining Room

25'03 x 14'04 (7.70m x 4.37m)

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

Wall mounted modern electric fireplace. Under stair storage cupboard. Staircase to the first floor. Coving. TV point. Two radiators.

## Family Room

14'00 x 6'07 (4.27m x 2.01m)

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

Recessed ceiling downlighters. Radiator. Vinyl floor.

## Kitchen

13'00 x 8'05 (3.96m x 2.57m)

UPVC double glazed window to the side elevation.

A modern range of wall, drawer and base units incorporating wood effect work surfaces with an inset sink with a mixer tap. There are built in appliances such as an electric oven, induction hob, extractor hood, a wine cooler, slimline dishwasher, and a fridge/freezer. Space and plumbing for a washing machine and tumble dryer. Recessed ceiling downlighters. Vinyl floor.

## Bathroom

UPVC double glazed window to the side elevation.

A modern, white three piece suite comprising of a P-shaped panel bath with a glass screen and a double shower head, one being hand held and the other waterfall, a recessed WC, and a vanity hand wash basin unit. Partially tiled walls. Extractor fan. Radiator. Vinyl floor.

## First Floor Landing

Over stair storage cupboard. Loft access.

## Bedroom One

14'04 x 11'08 (4.37m x 3.56m)

UPVC double glazed window to the front elevation. Coving. Radiator. TV point.

## Bedroom Two

14'03 x 6'10 (4.34m x 2.08m)

UPVC double glazed window to the side elevation. Radiator.

## Bedroom Three

9'02 x 7'02 (2.79m x 2.18m)

UPVC double glazed window to the rear elevation. Coving. Radiator.

## WC

Recessed WC and a wall mounted hand wash basin. Coving. Radiator. Vinyl floor.

## Exterior

To the front elevation there is a flagged patio area to be enjoyed. To the rear of the property there is a gravelled path that leads to the enclosed and large garden that is mainly laid to lawn with a gravelled border and space for a seating area. There is off road parking to the rear with enough space for six cars.

## Additional Information

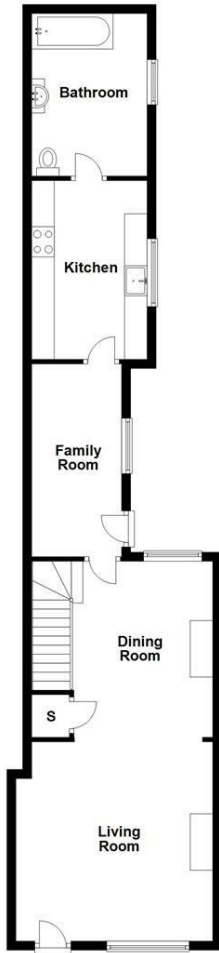
We are led to believe that the property is Freehold and Council Tax Band B.

## 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



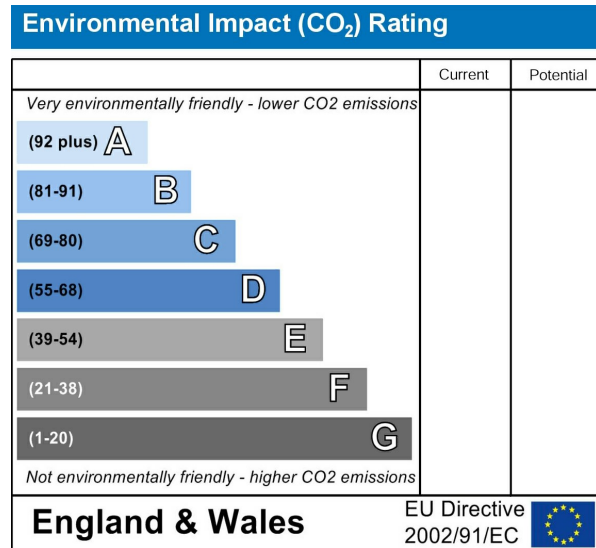
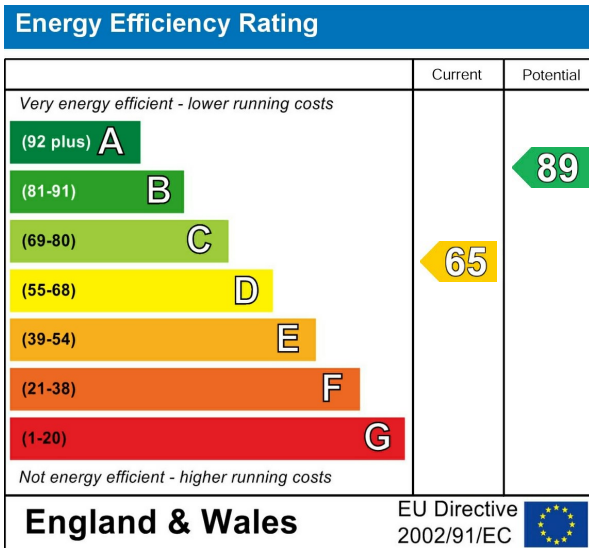
## Road Map



## 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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