



40 Lucerne Road

Biddulph, ST8 7FG



Price £270,000

Here at Carters, we are excited to welcome to the market this immaculate, three bedroom end townhouse, which is available to purchase with no onward chain.

Perfect for young and growing families alike, this beautiful family home is 'showhome ready' for you to move into and enjoy right from day one! Having undergone recent and substantial renovation from the current owner, this magnificent property boasts generous and flexible living across three storeys, enjoying open plan living on the ground floor and top of the range finishes throughout. Stepping into the property you are welcomed into the entrance hall which provides access to the WC, with the kitchen/diner following on. What is considered the hub of the home, is an extensive and open plan, living kitchen/diner, which is to the rear elevation. It provides the perfect space to entertain family and friends, whether that's to eat, cook or relax together, long into the summer months, boasting bi-fold doors, allowing plenty of natural light to flood through, whilst enjoying 'alfresco' living. The kitchen itself is a generous size, enjoying a breakfast island, as well as benefitting from modern and integrated appliances such as a built in oven, microwave, a five ring induction hob, dishwasher and a fridge, freezer. Head up the stairs to the first floor where there is large family living room to the rear, which could be utilised as a fourth bedroom if desired, and a generous double bedroom. Take the staircase up to the second floor where you will find a luxurious and modern family bathroom, as well as two double bedrooms, with the main bedroom benefitting from a contemporary ensuite and fitted wardrobes. Externally, to the front there is a block paved driveway which provides off-road parking for two vehicles, whilst the rear, is a politely sized and low maintenance, providing a peaceful space to sit out and enjoy whilst settling down for the evening.

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Entrance Hall

Composite double glazed entrance door to the front elevation. Tiled floor. Radiator. Staircase leading to the first floor leading off.

WC

UPVC double glazed window to the front elevation. Recessed WC and pedestal wash hand basin. Tiled floor. Radiator.

Kitchen/Diner

20'06 x 14'11 (6.25m x 4.55m)

UPVC double glazed window to the side elevation and bi-fold double glazed doors to the rear elevation. A range of modern fitted base and wall mounted cupboards with granite effect work surfaces, incorporating an inset sink with mixer tap. Integrated washing machine, dishwasher and fridge/freezer. Built in electric oven and microwave. A breakfast island with a granite effect work surface and a built in five ring induction hob. Tiled floor. Understairs storage cupboard and airing cupboard. Television point. Two radiators.

First Floor Landing

UPVC double glazed window to the front elevation. Radiator. Staircase leading to the second floor leading off.

Living Room

14'11 x 13'01 (4.55m x 3.99m)

Two UPVC double glazed dual aspect windows to the rear elevation and a UPVC double glazed window to the side elevation. Television point. Two radiators.

Bedroom Three

12'05 x 8'10 (3.78m x 2.69m)

UPVC double glazed window to the front elevation. Radiator.

Second Floor Landing

Loft access.

Bedroom One

14'11 x 8'10 (4.55m x 2.69m)

UPVC double glazed window to the rear elevation and UPVC double glazed window to the side elevation. Built in wardrobes. Television point. Radiator.

Ensuite

UPVC double glazed window to the rear elevation. A modern fitter three piece suite comprising of a shower enclosure with a handheld shower head as well as a rainfall shower head, a pedestal wash hand basin and a recessed WC. Partially tiled walls. Tiled floor. Extractor fan. Recessed ceiling downlighters. Matte black heated towel rail.

Bedroom Two

13'02 x 9'01 (4.01m x 2.77m)

Two UPVC double glazed dual aspect windows to the front elevation. Television point. Radiator.

Family Bathroom

A Modern three piece suite comprising of a panelled bath with a handheld shower head, a vanity wash hand basin and a recessed WC. Partially tiled walls. Tiled floor. Extractor fan. Recessed ceiling downlighters. Chrome heated ladder towel rail.

Exterior

The front of the property is low maintenance, with a paved walkway leading up to the property and a gravel border. There are two designated parking space to the property. The rear garden is an enclosed low maintenance space consisting of a Indian stone patio and a gravelled area housing a useful storage shed and a sleeper bedding area for them seasonal flowers to bloom. There is also a gate to the side for access.

Additional Information

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

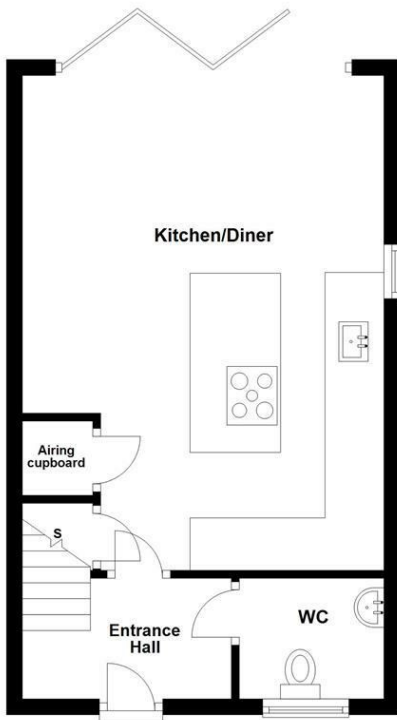
Services

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

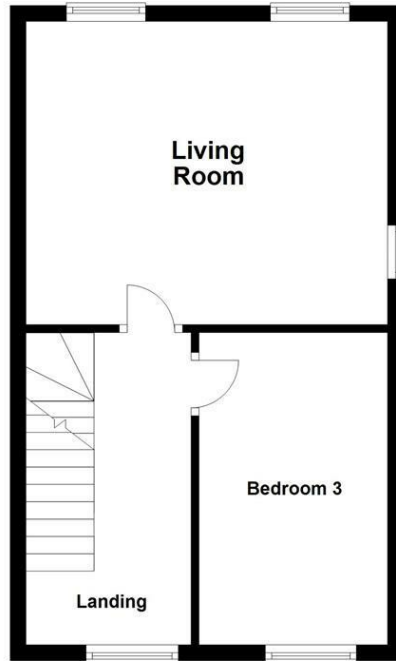
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

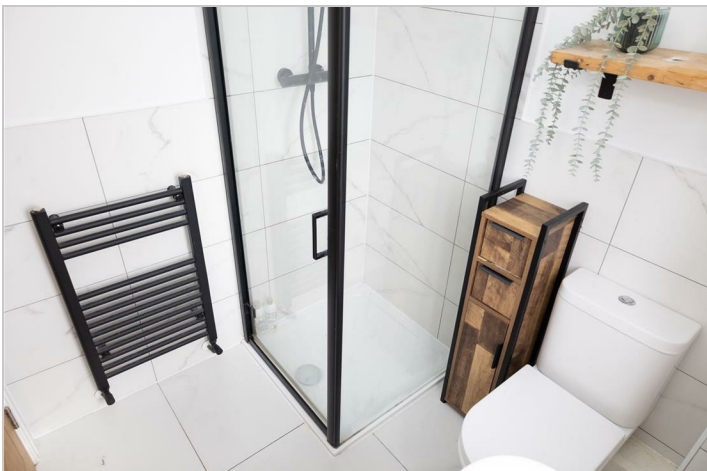
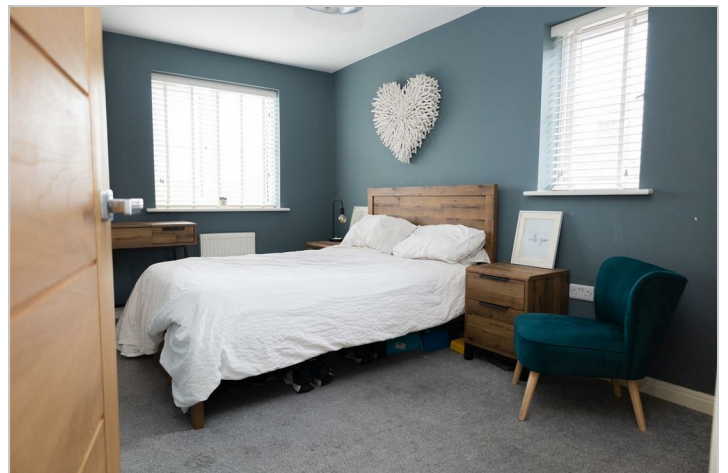
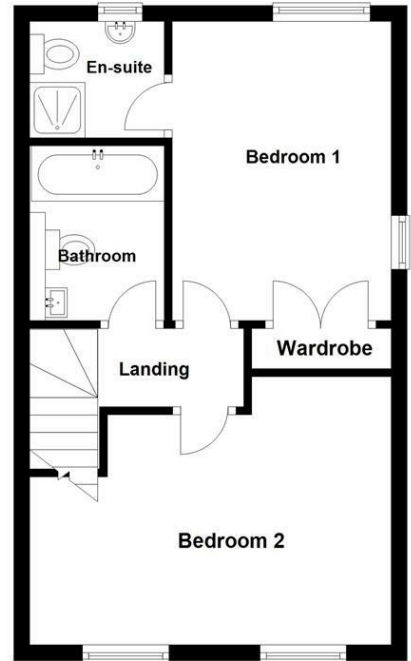
Ground Floor



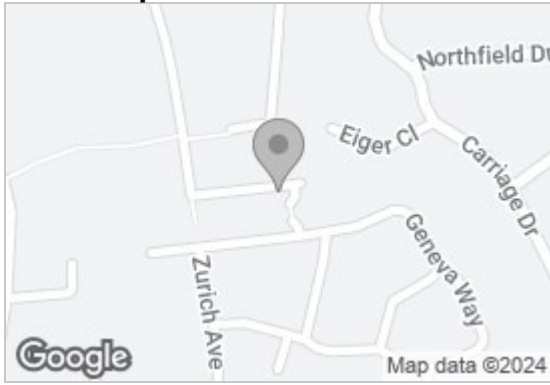
First Floor



Second Floor



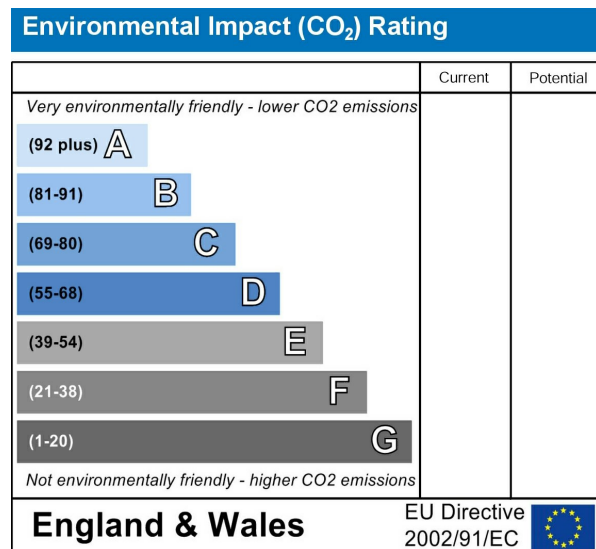
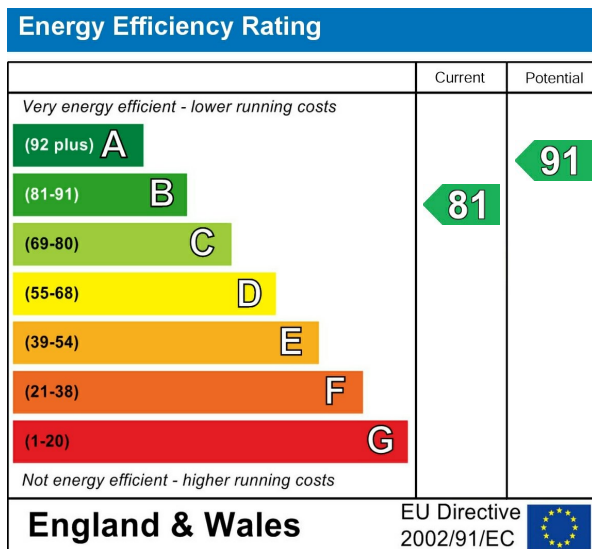
Road Map



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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