



32 Biddulph Road

Mow Cop, ST7 3PU

Price £165,000



Here at Carters, we are proud to welcome to the market this charming and well presented, two bedroom cottage which is available to purchase with no onward chain.

This fantastic property is an ideal purchase for first-time buyers and downsizers alike. It is situated on the outskirts of Mow Cop, with the added benefit of having the picturesque Village of Harriseahead and Biddulph Town centre, both of which are just a short drive away. Surrounded by the most spectacular and far-reaching views, you will be spoilt with the very best that the tranquil and semi-rural living has to offer. To the front elevation there are open fields and countryside, which is home to wildlife and horses. If this wasn't enough, upon the horizon, is the historic Mow Cop Castle, which provides the perfect backdrop for evening walks to end the day and enjoy the summer sunsets. To the rear there is more wildlife to be enjoyed. The low maintenance and politely sized garden backs onto a local farmers field which again is abundant with nature and wildlife, including a duck pond which is positioned at the bottom of the garden. Both gardens are low maintenance and are mainly laid to lawn, with the rear enjoying paved patio area. The front garden is a generous size and provides a small pull in to offer an off-road parking option, however, the lawn area could easily be altered to provide ample off-road parking, as many other local properties have done. The property itself is in a good condition and enjoys spacious living throughout. There are two double bedrooms, a family bathroom, a generous kitchen and a large living room to be enjoyed, which benefits from a working log burner and bespoke herringbone flooring.

This property is a must view to avoid missing out. Call the office today on 01782 470391 to arrange your viewing.

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Entrance Hall

UPVC double glazed entrance door to the front elevation. Natural wood herringbone flooring. Staircase to the first floor leading off.

Living Room

11'10 x 11'03 (3.61m x 3.43m)

UPVC double glazed window to the front elevation. A log burner with a natural stone hearth and a decorative tiled surround. Natural wood herringbone flooring. Electric storage heater.

Kitchen/Diner

14'11 x 11'03 (4.55m x 3.43m)

UPVC double glazed window to the rear elevation as well as UPVC double glazed patio doors leading out onto the rear garden. A modern range of wall, drawer and wall mounted cupboards incorporating an inset one and a half bowl stainless steel sink with drainer and mixer tap. A built in electric oven with a four ring electric hob. Appliances are including in the sale (if desired) which includes an undercounter fridge/freezer and washing machine. An electric log burner effect fireplace with a natural stone hearth and an exposed brick chimney breast. Understairs storage cupboard. Tiled splash backs. Tile floor. Electric storage heater.

First Floor Landing

Loft access. Electric storage heater.

Bedroom One

15'01 x 11'03 (4.60m x 3.43m)

UPVC double glazed window to the front elevation. Electric storage heater.

Bedroom Two

11'03 x 8'10 (3.43m x 2.69m)

UPVC double glazed window to the rear elevation. Electric storage heater.

Bathroom

UPVC double glazed window to the rear elevation. A three piece suite comprising of a panelled bath with a handheld shower head as well as a wall mounted shower above, a recessed WC and vanity wash hand basin. Airing cupboard. Partially tiled walls. Electric storage heater.

Exterior

To the front of the property you will find a low maintenance garden which is mainly laid to lawn with woodchip borders. There is also a paved pathway, leading to the front door and shared ginnel which provides access to the rear garden.

To the rear of the property there is an enclosed area to enjoy, featuring a paved patio area with steps leading down to a lawned garden. There is a useful outbuilding for all though gardening tools to be stored as well as the spectacular views to enjoy of the neighbouring farm.

Additional Information

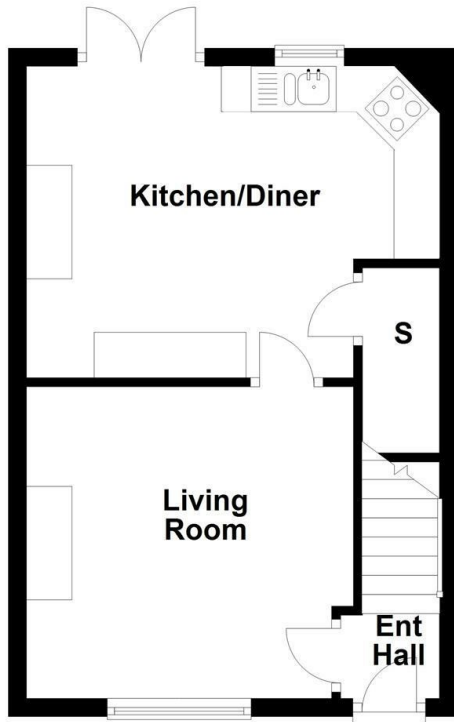
We are led to believe that the property is Freehold and Council Tax Band B.

Septick tank has been replaced 3 years ago. There is a yearly charge of £30.00

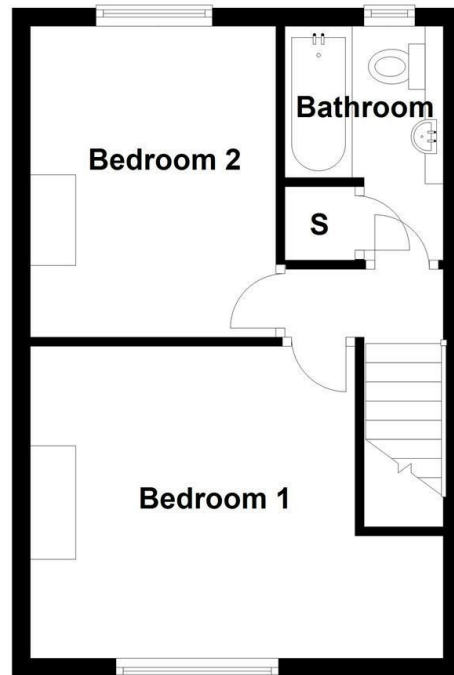
Services

The main services of electric and water are all connected to the mains. Heating is via electric storage heaters and drainage is on a septic tank. Please note: services and appliances have not been tested by the agent.

Ground Floor



First Floor



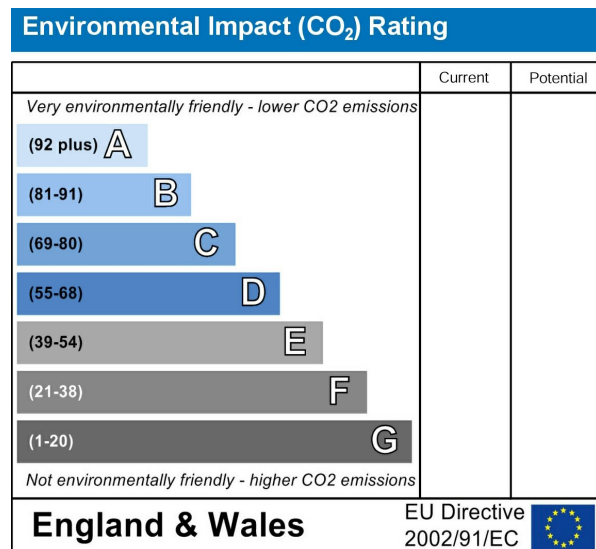
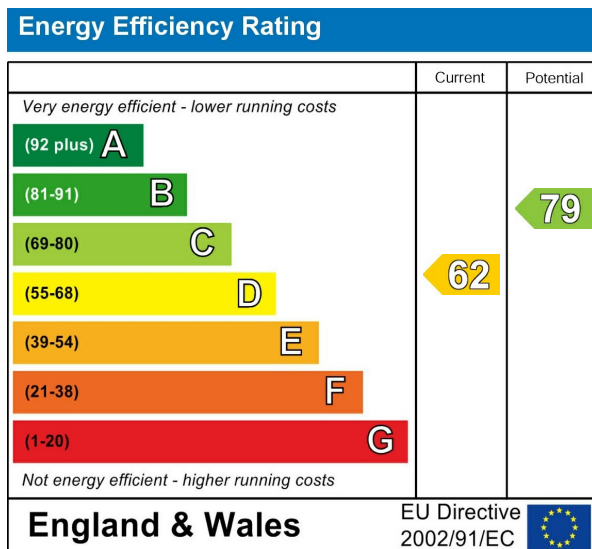
Road Map



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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