



11 Well Street

Stoke-On-Trent, ST8 6HS

Price £170,000



Here at Carters we are delighted to welcome to the market this immaculately and spacious mid terraced property. This would be an ideal purchase for any first time buyer and young families alike. Tucked away within the heart of Biddulph Town Centre there are excellent schools, shops, eateries and the leisure centre just around the corner, as well as picturesque walks to enjoy, with the likes of Biddulph Valley Way and Biddulph Grange Country Park also on your doorstep.

On entering the property you are welcomed into the entrance hall boasting an original tiled floor and stairs up to the first floor. There are two good size reception rooms leading off, with the dining room occupying the front and the lounge to the rear. The modern fitted high gloss kitchen is to the rear benefitting from a range of units, built in oven and hob and space for appliances. Heading up the stairs you will find two double bedrooms which have been tastefully decorated and a family bathroom to enjoy. The exterior is low maintenance and private, the front is fore courted whilst the rear is paved with a garage and off road parking.

We highly anticipate a large volume of interest on this property. Call the office today on 01782 470391 to arrange your viewing and avoid missing out!

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Entrance Hall

Double glazed composite entrance door to the front elevation.
Original tiled flooring. Stairs to the first floor. Coving to the ceiling.

Dining Room

10'3 x 9'3 (3.12m x 2.82m)
UPVC double glazed window to the front elevation.
Laminate flooring. Radiator. Coving to the ceiling.

Lounge

13'5 x 11'2 (4.09m x 3.40m)
UPVC double glazed window to the rear elevation.
Feature electric fire with a marble hearth. Television point. Under stairs storage cupboard. Coving to the ceiling.

Kitchen

16'7 x 6'8 (5.05m x 2.03m)
Two UPVC double glazed windows and a UPVC double glazed stable entrance door to the side elevation. One UPVC double glazed skylight.
Modern fitted high gloss base, drawers and wall mounted units. Work surfaces incorporating one and a half bowl sink with a single drainer and mixer tap. Built in electric oven, gas hob and modern extractor fan. Space and plumbing for a dish washer, washing machine and dryer. Laminate flooring. Partly tiled walls.

First Floor Landing

Storage cupboard. Loft access. Inset ceiling spotlights.

Bedroom One

12'9 x 10'4 (3.89m x 3.15m)
Two UPVC double glazed windows to the front elevation.
Radiator.

Bedroom Two

9'6 x 8'2 (2.90m x 2.49m)
UPVC double glazed window to the rear elevation.
Built in wardrobe. Radiator.

Bathroom

UPVC double glazed window to the rear elevation.
Three piece fitted suite comprising of a panelled bath with a wall mounted shower over. Wall mounted wash hand basin. Low level W/C. Laminate flooring. Radiator. Partly tiled walls. Loft access.

Exterior

The exterior is low maintenance and private, with the front benefitting from a forecourt. To the rear there is a good sized paved yard, with a garage and off road parking.

Garage

Electric up and over door. Power and lighting.

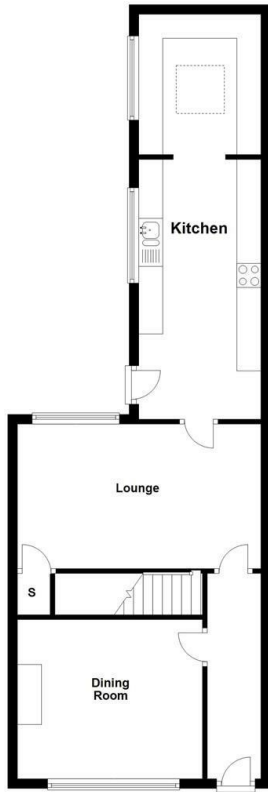
Additional Information

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



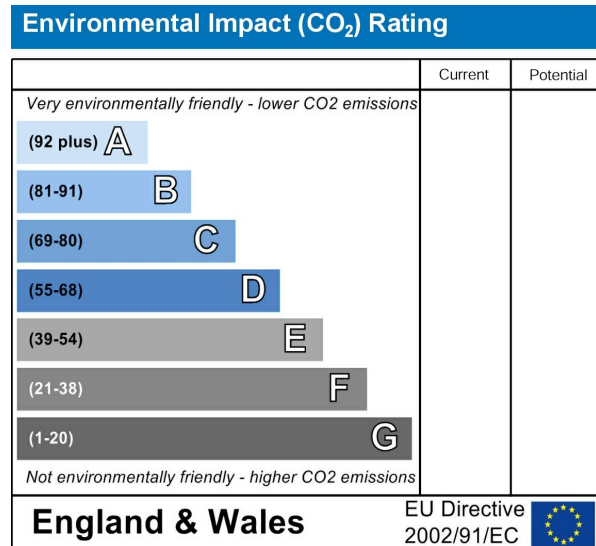
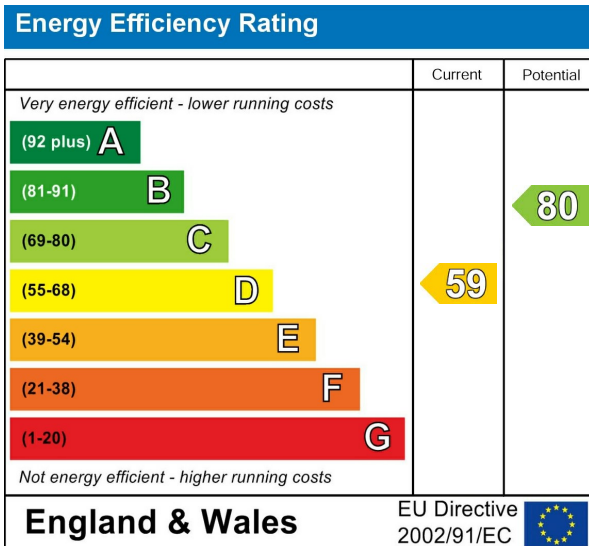
Road Map



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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