



## 24 Halls Road Biddulph, ST8 6DB

**Price £325,000**



Here at Carters, we are excited to be welcoming to the market this immaculately presented and recently renovated, four bedroom semi-detached family home, which is available to purchase with no onward chain. Situated on the outskirts of Biddulph town, there are plenty of excellent local amenities to enjoy, including the likes of Halls Road Playing Fields, Biddulph Valley Leisure Centre, Woodhouse Middle Schools and Biddulph Valley Way. Taking a short stroll, there are even more amenities to enjoy, such as Biddulph Grange Country Park, supermarkets, pubs and skate park.

This fantastic property is 'turnkey' ready to enjoy right from day one, making this home an ideal property for young and growing families alike. The property itself is deceptively spacious and flexible, with the ground floor boasting a relaxing snug with a box bay window and a multi-fuel burner. Carry on through to the kitchen/family room, which is breathtaking in its own right. Here is where you'll likely spend most of your time, either cooking, entertaining, or relaxing on the warmer evenings with the bi-fold doors open. There is also the added benefit of a utility room, for those muddy boots and coats to be stored, as well as a modern WC. Head up the stairs, where there are four bedrooms, three of which are doubles, whilst the fourth is a generous single and a shower room. Externally, there has been yet further investment, which has been substantial. The rear is private and low maintenance, it is south facing, therefore a sun paradise, with a pergola providing some much needed shade. The driveway is extensive, with a beautiful and modern cement imprint finish, providing off-road parking for multiple vehicles. There is also a garage which benefits from an electric roller door and provides rear access to the garden and utility.

We highly recommend an early viewing to avoid any disappointment. Please call our friendly team on 01782 470391

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## Entrance Hall

Composite double glazed entrance door to the front elevation. Tiled floor. Anthracite vertical radiator. Stairs to the first floor leading off.

## Lounge

14'10max x 12'01 (4.52mmax x 3.68m)  
UPVC double glazed box bay window to the front elevation. Multi fuel log burner with tiled hearth and brick surround. Radiator. Television point. Under stairs storage. Coving.

## Kitchen/Family Room

22'09 x 15'04 (6.93m x 4.67m)  
UPVC double glazed window to the side and rear elevations. Double glazed bi-fold doors to the rear elevation. Two double glazed skylights. Modern high gloss kitchen incorporating drawers, wall and base units. Quartz work surfaces incorporating sink with single drainer and mixer tap. Built in NEFF microwave, double electric oven and warming draw. Built in 5 ring gas hob and an oversized extractor hood. Built in wine cooler. Integrated fridge/freezer. Integrated dish washer. Wood effect tiled floor. Two vertical radiators. Television point. Inset ceiling spotlights.

## Utility Room

UPVC double glazed window to the side elevation. UPVC double glazed entrance door to the rear elevation. Work surface with space and plumbing below for a washing machine and dryer. Wall and base unit. Wood effect tiled flooring. Anthracite vertical radiator. Loft access.

## W/C

UPVC double glazed window to the rear elevation. Vanity wash hand basin. Low level W/C. Wood effect tiled floor. Anthracite vertical radiator. Inset ceiling spotlights.

## First Floor Landing

UPVC double glazed window to the rear elevation. Loft access. Anthracite vertical radiator.

## Bedroom One

13'05 max x 12'02 (4.09m max x 3.71m)  
UPVC double glazed box bay window to the front elevation. Fitted wardrobe. Anthracite vertical radiator.

## Bedroom Two

12'11 x 8'03 (3.94m x 2.51m)  
UPVC double glazed window to the rear elevation. Storage cupboard. Anthracite vertical radiator.

## Bedroom Three

11'02 x 7'02 (3.40m x 2.18m)  
UPVC double glazed window to the front elevation. Anthracite vertical radiator.

## Bedroom Four

9'06 x 6'09 (2.90m x 2.06m)  
UPVC double glazed window to the rear elevation. Wooden floor. Radiator.

## Shower Room

UPVC double glazed window to the rear elevation. Fitted suite comprising a shower cubicle with electric shower. Pedestal wash hand basin. Low level W/C. Laminate floor. Tiled walls.

## Exterior

Externally, there has been yet further investment, which has been substantial. The rear is private and low maintenance, it is south facing, therefore a sun paradise, with a pergola providing some much needed shade. The driveway is extensive, with a beautiful and modern cement imprint finish, providing off-road parking for multiple vehicles. There is also a garage which benefits from an electric roller door and provides rear access to the garden and utility.

## Additional Information

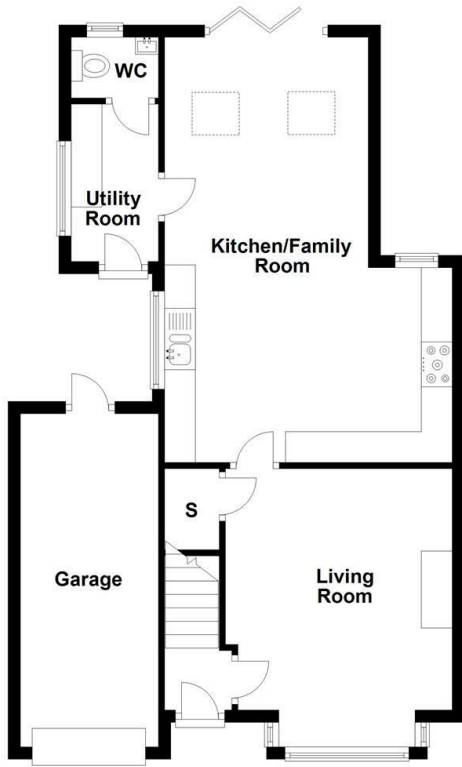
We are led to believe the property is freehold and Council tax band C.

## Services

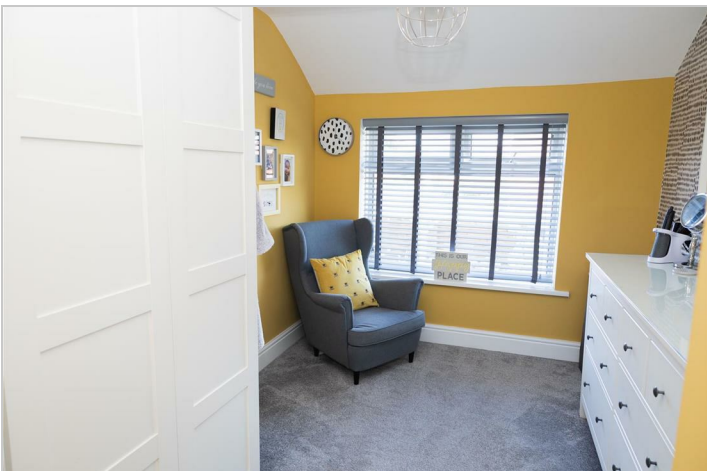
The main services of gas, electric, water and drainage are all connected to the mains.

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

Ground Floor



First Floor



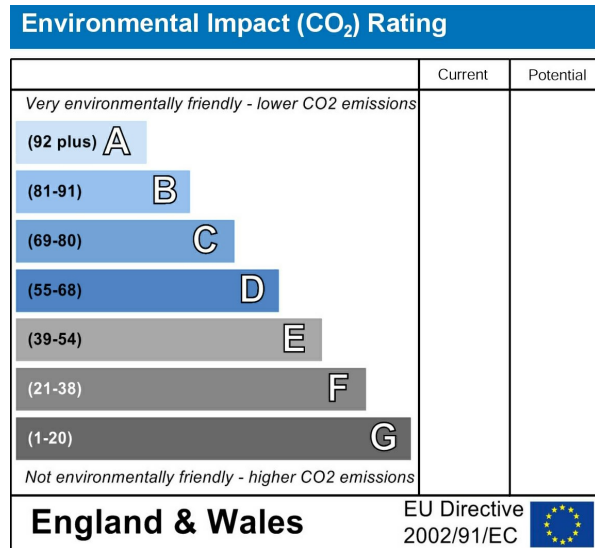
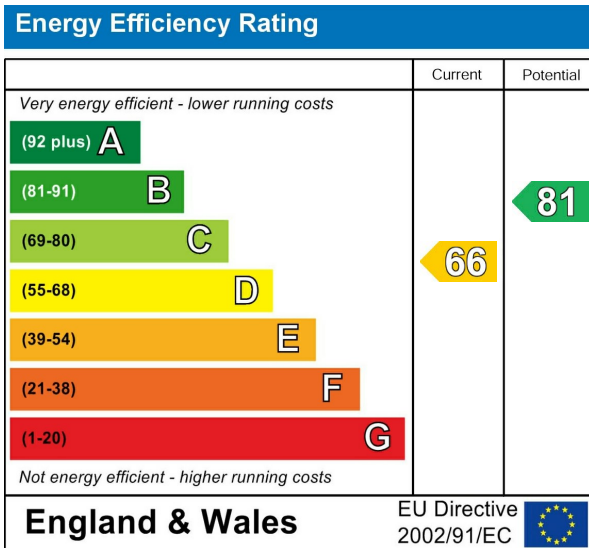
## Road Map



## 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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