



6 Dales Close

Stoke-On-Trent, ST8 7LZ

Price £240,000



Here at Carters, we are pleased to welcome to the market this extended and very much loved, four-bedroom family home.

Having undergone substantial investment from the current owners over the years, this fantastic property is larger than most whilst maintaining an extensive plot. The exterior boasts off-road parking for a couple of vehicles, as well as a detached double garage to the rear and a generous rear garden, which is low maintenance and private. Although the current owners have spent many years extending and reconfiguring the property, there is still plenty of scope left for the next owners to refurbish and put their own stamp on things to make this home their own. The accommodation is surprisingly spacious and flexible, with the ground floor benefiting from a large kitchen/diner, a generous and entertaining family room, and a family bathroom. Head up the stairs where there are two further bedrooms to be enjoyed, both of which are doubles with space for a first-floor shower room to be added, if so desired. Situated within the heart of the semi-rural Village of Biddulph Moor, this home is positioned perfectly for those evening walks with access to the picturesque village and breath-taking views right on your doorstep, and although nestled away within a quiet community, the local shops, doctors, schools and amenities are all just a short drive away.

We strongly recommend viewings to avoid any disappointment.
Call the office on 01782 470391 to arrange your viewing today!

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Kitchen

18'08 x 15'11 (5.69m x 4.85m)

UPVC double glazed bow window to the front elevation and UPVC double glazed window to the front elevation. A wooden range of wall, drawer and base units incorporating granite worksurfaces and a double Belfast sink with a mixer tap and drainer. Free standing range cooker with a double oven and a five ring hob. Extractor hood. Space and plumbing for a washing machine and a fridge/freezer. Log burner feature fireplace. Stairs to the first floor leading off. Electric wall mounted heater. Entrance door to the side elevation. Tiled flooring. Coving.

Hallway

Storage cupboard. Coving.

Living/Dining Room

25'07 x 9'02 (7.80m x 2.79m)

UPVC double glazed French doors to the rear elevation. Burning log effect, electric feature fireplace with timber mantle, brick surround and tiled hearth. Two wall mounted electric heaters.

Bedroom Three

12'08 x 9'03 (3.86m x 2.82m)

UPVC double glazed window to the rear elevation. Wall mounted electric heater.

Bedroom Four

8'10 x 6'07 (2.69m x 2.01m)

UPVC double glazed window to the side elevation. Electric wall mounted heater.

Family Bathroom

UPVC double glazed window to the side elevation. Fully tiled walls. A three piece suite comprising of a panel bath with a wall mounted, electric shower, a pedestal hand wash basin and a low level WC. Electric wall mounted heater. Extractor fan. Coving.

First Floor Landing

13'02 x 12'11 (4.01m x 3.94m)

Recessed ceiling downlighters. Access to eaves. Storage space. Electric wall mounted heater.

Dressing Area

10'02 x 7'06 (3.10m x 2.29m)

Bedroom One

12'07 x 10'02 (3.84m x 3.10m)

UPVC double glazed window to the side and rear elevation. Recessed ceiling downlighters. Electric wall mounted heater.

Bedroom Two

15'10 x 12'08 (4.83m x 3.86m)

UPVC double glazed window to the rear elevation. Laminate floor. Electric wall mounted heater.

Double Garage

23'06 x 17'07 (7.16m x 5.36m)

Power and lighting. Telephone wire.

Exterior

To the front elevation there is a driveway providing off road parking for a couple of vehicles that leads to the double garage.

To the rear elevation there is low maintenance garden that is mainly laid to lawn with mature hedges for privacy.

Services

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

The property is served by electric storage heaters.

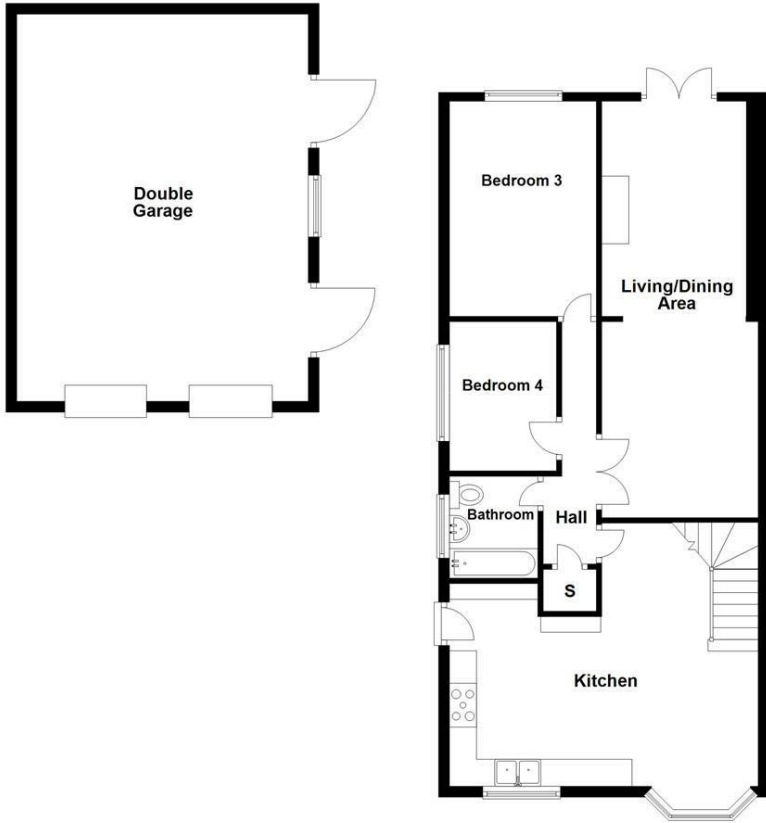
Please note: services and appliances have not been tested by the agent.

Additional Information

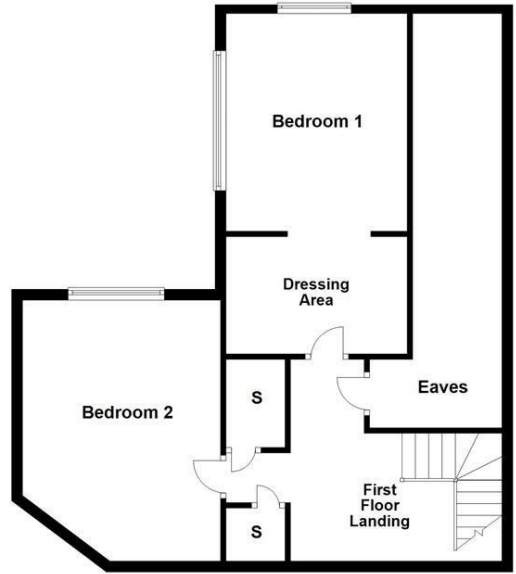
We are led to believe the property is Freehold and Council Tax Band B.

Tel: 01782 470391

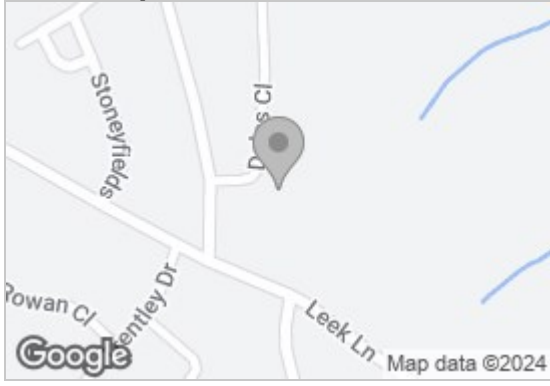
Ground Floor



First Floor




Road Map




Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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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