



13 Kingsfield Road

Biddulph, ST8 6DN

Price £205,000



Here at Carters, we are delighted to be welcoming to the market this stylish three bedroom family home, which is an ideal purchase for first-time buyers and young families alike.

On entering the property, you are welcomed by a spacious entrance hall, which has the stairs to the first floor leading off. The cosy living room is to the front elevation, boasting a decorative feature fireplace as well as a box bay window, which provides ample natural light to flood through. To the rear is a modern kitchen/diner, which benefits from a rear extension, providing the perfect space to entertain, eat and relax with family and friends. Head up the stairs where there is a modern family bathroom to be enjoyed, as well as three bedrooms, two of which are good-sized doubles. The exterior has been landscaped to provide secure and private off-road parking for several vehicles, with the driveway set behind bespoke, solid Oak gates. The rear garden is a good size and low maintenance, it is mainly laid with paving, enjoying decorative sleeper borders. Situated in a convenient location, which is always highly sought after, enjoying easy access to the excellent local schools (Kingsfield First School and James Bateman Middle School), as well as some of the very best of the towns amenities, such as: Biddulph Valley Leisure Centre, supermarkets, hairdressers and eateries, all of which are just around the corner.

Viewings are highly recommended to avoid missing out on this perfect family home!

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Entrance Porch

UPVC double glazed windows and double doors to the front elevation.

Vinyl flooring. Inset ceiling spotlights.

Entrance Hall

UPVC double glazed window to the front elevation.

Laminate flooring. Radiator. Stairs to the first floor. Coving to the ceiling. Inset ceiling spotlights.

W/C

UPVC double glazed window to the side elevation.

Low level W/C. Wall mounted wash hand basin. Tiled floor. Partly tiled walls. Inset ceiling spotlights.

Lounge

13'9 x 11'4 (4.19m x 3.45m)

UPVC double glazed box bay window to the front elevation.

Feature decorative fireplace. with slate tiles. Television point. Laminate flooring. Radiator. Inset ceiling spotlights.

Breakfast/Kitchen

17'8 x 10'9 (5.38m x 3.28m)

UPVC double glazed window to the side elevation.

Modern anthracite fitted drawers, wall and base units. Granite effect work surfaces incorporating inset stainless steel sink, with a drainer and mixer tap. Built in electric oven. Built in 4 ring induction hob and extractor fan. Integrated washing machine. Integrated fridge. Breakfast bar. Radiator. Vinyl flooring. Coving to the ceiling. Inset ceiling spotlights.

Dining Room

13'3 x 6'1 (4.04m x 1.85m)

UPVC double glazed windows and french patio doors to the rear elevation.

Television point. Vinyl flooring. Radiator. Inset ceiling spotlights.

First Floor Landing

UPVC double glazed window to the side elevation.

Loft access.

Bedroom One

11'5 x 10'11 (3.48m x 3.33m)

UPVC double glazed window to the front elevation.

Radiator.

Bedroom Two

11'0 x 10'9 (3.35m x 3.28m)

UPVC double glazed window to the rear elevation.

Radiator.

Bedroom Three

7'7 x 6'2 (2.31m x 1.88m)

UPVC double glazed window to the front elevation.

Radiator.

Bathroom

UPVC double glazed window to the rear elevation.

Fitted P shaped panelled bath with wall mounted shower. Pedestal wash hand basin. Low level W/C. Tiled walls. Tiled floor. Chrome heated towel rail. Inset ceiling spotlights.

Exterior

The exterior has been landscaped to provide secure and private off-road parking for several vehicles, with the driveway set behind bespoke, solid Oak gates. The rear garden is a good size and low maintenance, it is mainly laid with paving, enjoying decorative sleeper borders.

Additional Information

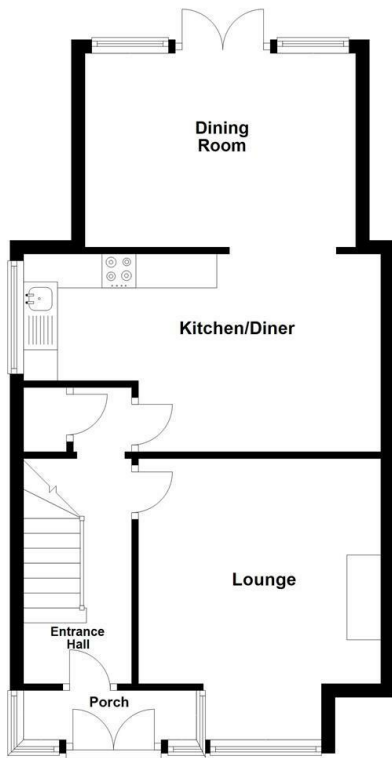
We are led to believe the property is freehold and Council Tax Band B.

Services

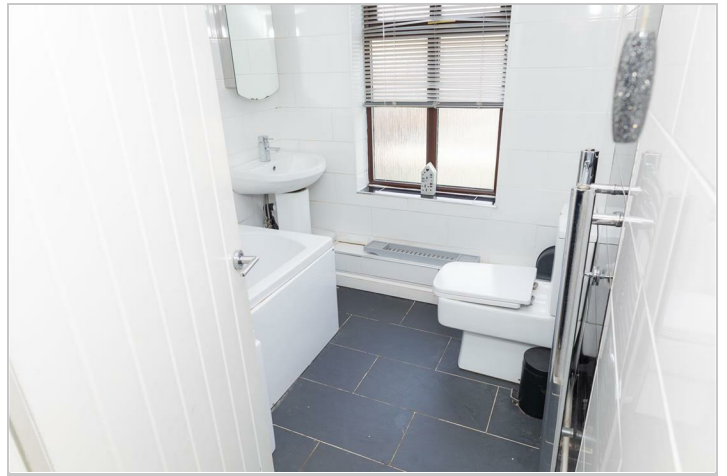
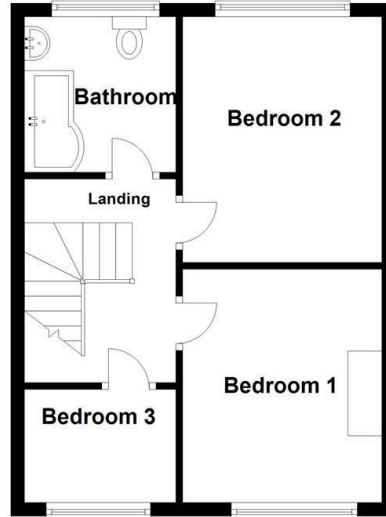
The main services of gas, electric, water and drainage are all connected to the mains.

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

Ground Floor



First Floor



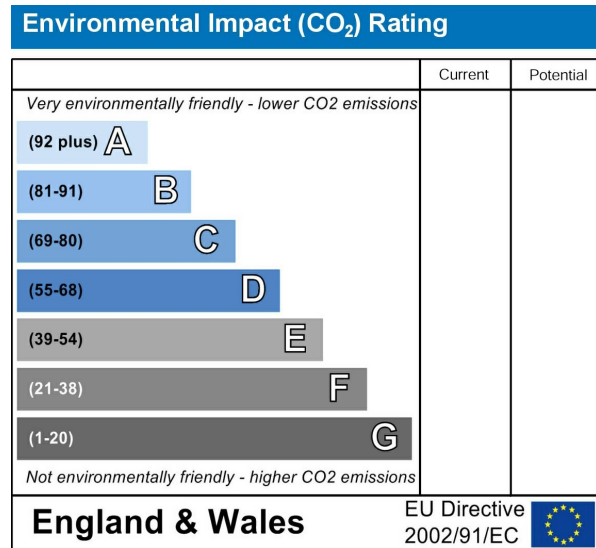
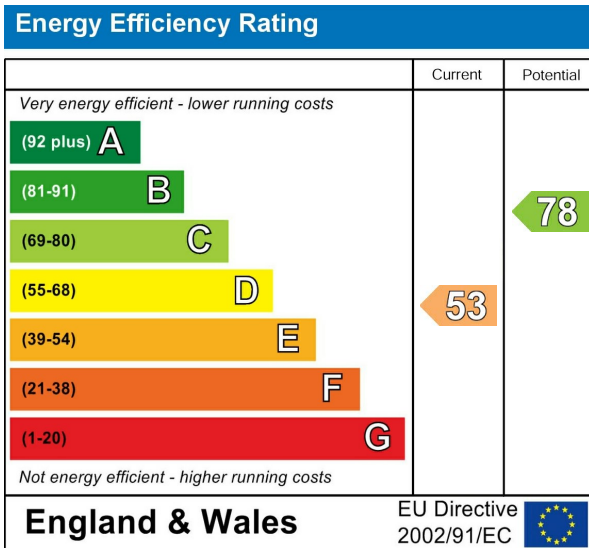
Road Map



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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