



16 Greenway Road

Biddulph, ST8 7DS



Price £390,000

Here at Carters, we are proud to welcome to the market this immaculately presented and recently renovated, three bedroom family home.

This outstanding property has undergone extensive renovation from the current owners to provide a spacious and opulent home which is ready for growing families and downsizers alike, to move into and enjoy, right from day one. This elegant home could be easily mistaken for a feature property, from 'Staffordshire Living' magazine, boasting stunning premium fixtures and finishes throughout. Open the composite front door and step into the entrance hall, which in itself, is a generous and welcoming space to greet any guests, enjoying spacious high ceilings and wood effect flooring that leads you through into the property. There are three bedrooms to enjoy, all of which are similar sizes and generous doubles, carry on through into what is the heart of the home, the kitchen and family room/snug. Here is where you will undoubtedly spend most of your free time, enjoying entertaining friends and family into the warmer evenings. With this property, every last detail has been thought through, with feature panelling, integrated appliances, a four piece contemporary bathroom suite and a feature media wall. This fantastic property is like no other, occupying an extensive plot, boasting ample off-road parking, a detached garage, as well as a gorgeous large garden, which is extremely private and has been professional landscaped in recent year to provide the perfect relaxing space to enjoy all year through. Positioned within the heart of Biddulph, there are idyllic walks right on your doorstep, with the likes of Biddulph Valley Way and Biddulph Grange Country Park just a short drive away. It also benefits from the town centre being on your doorstep, so you can take advantage of the excellent local amenities, as well as access to the very best local schools.

16 Greenway Road

Biddulph, ST8 7DS

Price £390,000



Entrance Hall

Composite double glazed entrance door to the front elevation.
Coving to the ceiling. Recess ceiling down lighters. Loft access. Featured panel walls. Victorian style radiator. Laminate flooring.

Lounge

14'10 x 14'1 (4.52m x 4.29m)
UPVC double glazed french patio door to the rear elevation.
Two vertical radiator's. Media wall with a television point. Herringbone effect laminate flooring.

Kitchen/Diner

16'2 x 15'8 (4.93m x 4.78m)
UPVC double glazed french patio doors to the rear elevation.
Modern fitted range of wall, drawer and base units. Work surfaces incorporating inset and resin sink with a single drainer and mixer tap. Built in electric double oven and microwave. 4 ring electric hob and a modern extractor fan. Integrated dishwasher. Recess ceiling down lighters. Space for a double fridge/freezer. Space and plumbing for a washing machine and dryer. Partly tiled walls. Tiled flooring.

Bedroom One

12'0 x 11'11 (3.66m x 3.63m)
UPVC double glazed bay window to the front elevation.
Recess ceiling down lighters. Victorian style radiator. Free standing wardrobes.

Bedroom Two

11'8 x 11'5 (3.56m x 3.48m)
UPVC double glazed bay window to the front elevation.
Recess ceiling down lighters. Radiator. Free standing wardrobes. Laminate flooring.

Bedroom Three

11'10 x 8'10 (3.61m x 2.69m)
UPVC double glazed window to the side elevation.
Coving to the ceiling. Recess ceiling down lighters. Radiator. Free standing wardrobes. Laminate flooring.

Bathroom

UPVC double glazed window to the side elevation.
Modern four piece suite comprises of a panelled bath. Oversized shower enclosure with a wall mounted shower and a rainfall shower head. Vanity wash hand basin. Recess W/C. Recess ceiling down lighters. Partly tiled walls. Victorian style radiator. Tiled flooring.

Exterior

To the front there is a slate garden area which can be used to provide parking as well as a driveway boasting ample off-road parking and leading towards the detached garage. To the rear is a large private garden which has been landscaped to the highest standard to provide the perfect relaxing space to enjoy all year through comprising of a large patio area, pergola and a large lawned area.

Garage

20'11" x 8'10" (6.4 x 2.7)
Up and over door. Power and lighting.

Additional Information

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

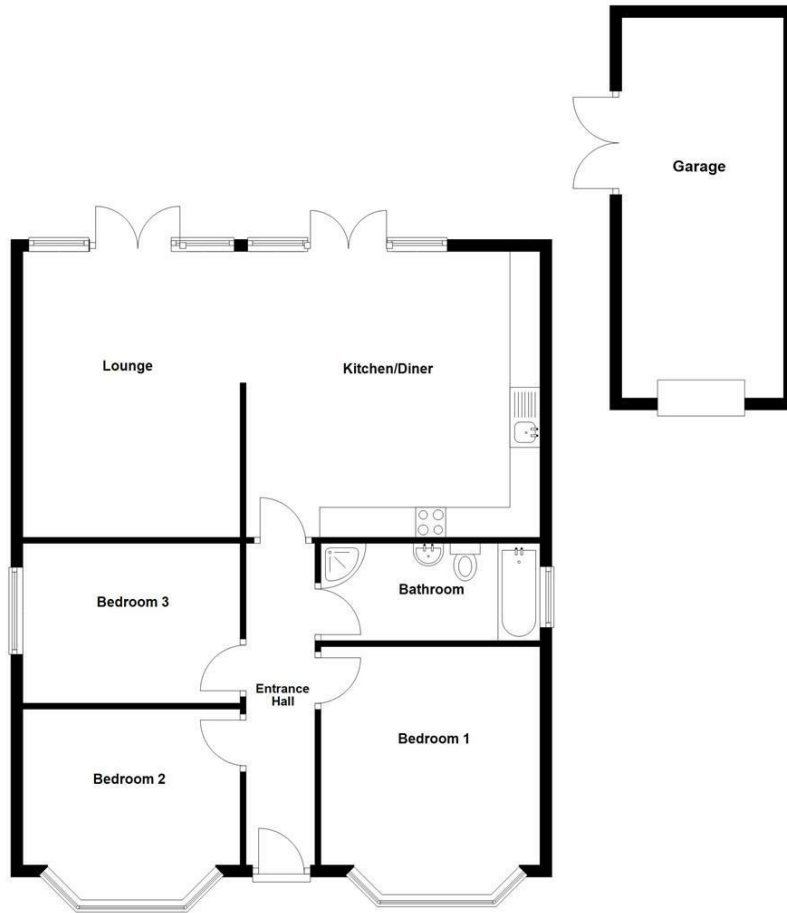
CCTV. All new windows and doors. New roof (two years old).

Services

The main services of gas, electric, water and drainage are all connected to the mains.
Broadband is Fibre. Boiler recently serviced.
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground 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.

101 High Street Biddulph Stoke on Trent Staffs ST8 6AB
01782 470391
www.carters-estateagents.co.uk