



## 25 Charles Street Biddulph, ST8 6JB

**Price £180,000**

Available to purchase with no onward chain!



Here at Carters we are pleased to welcome to the market this beautifully presented and recently renovated, three bedroom semi-detached family home.

Providing the perfect starter home for first-time buyers and young families alike, this fantastic property is ideally situated, being tucked away within the heart of Biddulph town, with excellent local schools and amenities, all within a short walking distance from the property. Having undergone recent and substantial investment from the current owner, this impressive property is ready to move into and enjoy right from day one. This stunning property enjoys spacious and flexible accommodation across two storeys, boasting high ceilings throughout, with the perfect blend of traditional features with modern and contemporary finishes. Stepping onto the forecourt and into the property, you are welcomed via the entrance hall, which is bright and airy, boasting feature tiled flooring and a new entrance door. It leads to two spacious reception rooms, as well as having the stairs to the first floor leading off. Both reception rooms enjoy traditional fireplaces, as well as large windows allowing natural light to flood through. The kitchen is towards the rear and has been recently fitted, enjoying 'shaker' style kitchen units as well as a large storage pantry, with access to the rear garden. Head upstairs to the first floor where you will find three bedrooms and newly fitted bathroom to enjoy, with all three bedrooms being of a generous size. The exterior boasts a private and enclosed garden which is surprisingly large and private. It is a tranquil space to enjoy all year through, whether that's to entertain with a BBQ or relax while the children can explore and play.

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!



# 25 Charles Street

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## Porch

Composite, double glazed entrance door.  
Tiled floor.

## Entrance Hall

13.0 x 3.02 (3.96m.0.00m x 0.91m.0.61m)

Composite entrance door to the front elevation with stained glass effect.  
Original coving and archway. Radiator. Tiled floor.

## Lounge

11.05 x 12 (3.35m.1.52m x 3.66m)

Two UPVC double glazed windows to the front elevation and one to the side elevation.  
Original coving. Feature electric fireplace with coal burning effect, marble hearth surround and plaster mantle. Radiator.

## Dining Room

13 x 11.09 (3.96m x 3.35m.2.74m)

UPVC double glazed window to the rear elevation.  
UPVC double glazed window to the side elevation.  
Feature electric fireplace with coal burning effect, marble hearth surround and wooden mantle. Coving. Dado rail. Radiator.

## Kitchen

10.01 x 7 (3.05m.0.30m x 2.13m)

UPVC double glazed window to the side elevation.  
UPVC double glazed entrance door to the side elevation and the rear.  
A modern fitted selection of wall, drawer and base units with laminate work surfaces, a stainless steel inset sink with mixer tap and drainer. A four ring electric hob, built in electric oven and extractor hood. Space for a fridge/freezer. Space and plumbing for a washing machine. Storage cupboard under the stairs. Matte black vertical radiator.

## First Floor Landing

16.05 x 5.07 (max) (4.88m.1.52m x 1.52m.2.13m (max))

Storage cupboard with loft access. Coving.

## Bedroom One

13 x 9 (3.96m x 2.74m)

UPVC double glazed window to the rear elevation.  
Feature fireplace. Coving. Radiator.

## Bedroom Two

12 x 8.03 (3.66m x 2.44m.0.91m)

UPVC double glazed window to the front elevation.  
Feature fireplace. Coving. Radiator.

## Bedroom Three

8.11 x 6.05 (2.44m.3.35m x 1.83m.1.52m)

UPVC double glazed window to the front elevation.  
Coving. Radiator.

## Family Bathroom

10.09 x 7.10 (3.05m.2.74m x 2.13m.3.05m)

UPVC double glazed window to the rear elevation.  
A three piece suite comprising of an L shape panel bath with a thermostatic shower, wall mounted shower head and waterfall shower head, a vanity hand wash base unit and a recessed WC. Aqua wall. Towel rail. Matte black vertical heated towel rail. Storage cupboard. Vinyl floor.

## Exterior

To the front is a small forecourt with a mature hedge for added privacy. Gated side access to the rear garden.

To the rear there is an enclosed private garden mainly laid to lawn, enclosed with a mature hedge border and a paved patio area. Double outbuilding for storage.

## Additional Information

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

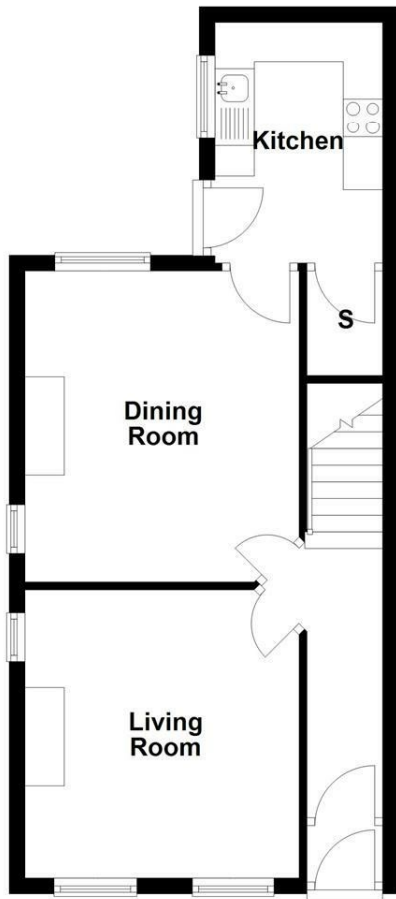
## Services

The main services of gas, electric, water and drainage are all connected to the mains.  
Gas central heating. 5G network coverage.

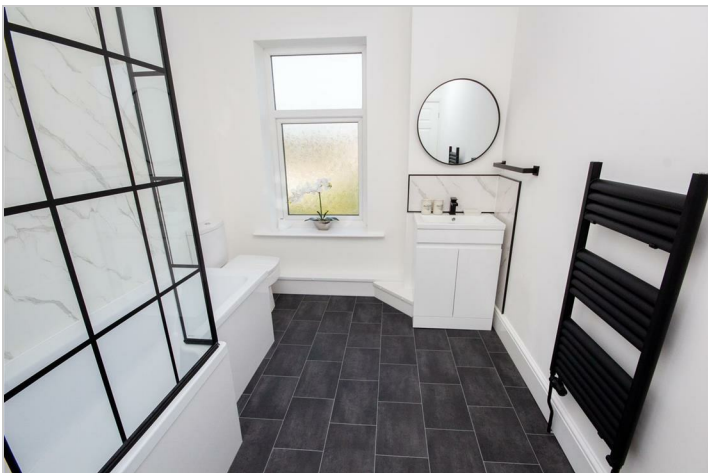
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground Floor



First Floor



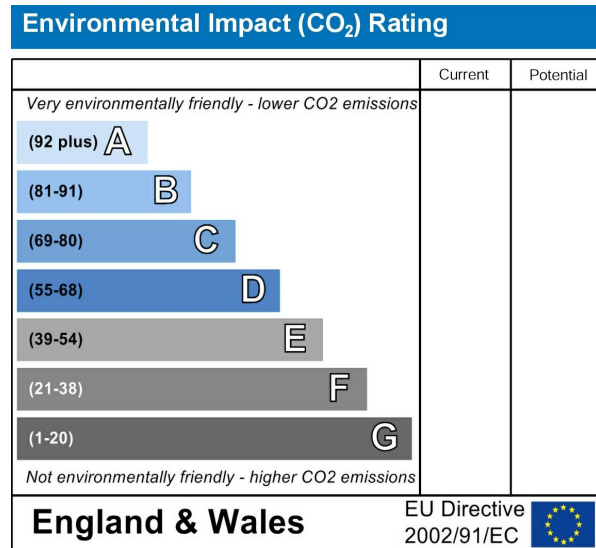
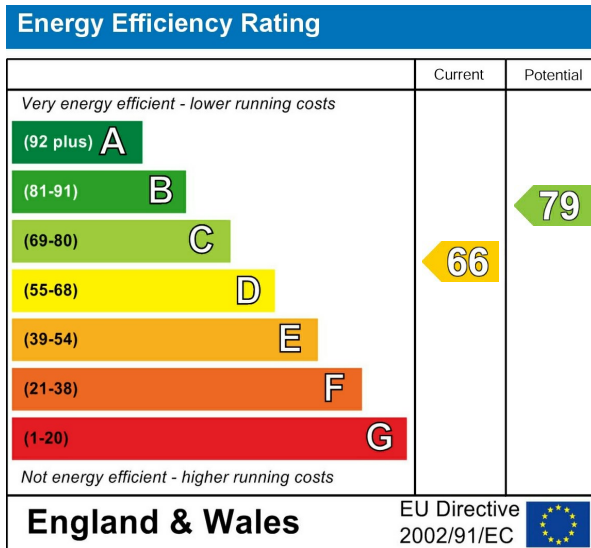
## Road Map



## 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.

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