



2 Crossways

Biddulph, ST8 7DY

Price £299,950



Here at Carters, we are proud to be welcoming to the market this outstanding three bedroom detached bungalow, which is set within extensive grounds and is available to purchase with no onward chain.

This impressive property stands proudly in an elevated position, within one of larger plots in the local area, boasting a substantial corner plot that enjoys generous wrap around gardens for green fingered enthusiasts. The garden is south facing, and enjoys beautiful and established seasonal shrubbery, as well as large lawns and a patio for family and friends to enjoy during the warmer months. On entering the property, you are welcomed by the entrance hall which is bright and spacious, providing access to the majority of rooms. The living room is to the front elevation and is of a large size, with plenty of space for a dining table, making hosting friends and family over the festive season a dream. The kitchen leads off and is sat within the extension. It is again a generous size, benefitting from an abundance of units and work surface space, as well as a modern fitted oven, hob, fitted breakfast table and resin sink. There are three bedrooms to enjoy, two of which are good sized doubles, with the main benefitting from fitted wardrobes, cupboards and a large bow window, whilst the third is a generous single which could be utilised as desired, such as a study, craft room or even a formal dining room. The shower room has been fitted in recent years, enjoying a modern white fitted suite which comprises of an oversized walk-in shower with fitted storage cupboards. Positioned within the heart of Biddulph, on the outskirts of the Cheshire border, 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, including fantastic schools, Leisure Centre and supermarkets.

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Entrance Hall

UPVC double glazed entrance door and sidelight to the front elevation.

Radiator. Laminate flooring.

Living Room/Dining Area

26'01 x 10'10 (7.95m x 3.30m)

Dual aspect UPVC double glazed windows with a bow bay to the front elevation and window to the side elevation.

Coving. Traditional feature fireplace with an electric log burner effect fire, a natural brick surround with a timber mantle and a granite tiled plinth. Fitted storage units. Radiator. TV point.

Kitchen

13'11 x 8'11 (4.24m x 2.72m)

UPVC double glazed stable entrance door and window to the side elevation.

A good range of traditional wall, drawer and base units which comprises of generous work surfaces with a resin one and a half sink, a mixer tap and drainer. An electric four ring hob with an extractor hood and a built in electric oven. Integrated under-counter fridge freezer. Space and plumbing for washing machine. Fitted breakfast table. Radiator. Tiled splashbacks. Tiled flooring.

Bedroom One

11'04 x 10'11 (3.45m x 3.33m)

UPVC double glazed bow window to the front elevation.

Fitted wardrobes and overhead storage cupboards. Radiator.

Bedroom Two

10'10 x 9'11 (3.30m x 3.02m)

UPVC double glazed window to the rear elevation.

Radiator. Laminate flooring.

Bedroom Three

10'10 x 6'11 (3.30m x 2.11m)

UPVC double glazed window to the side elevation.

Radiator.

Shower Room

Double glazed window to the rear elevation.

A modern three piece suite which comprises of an oversized walk in shower with a rainfall shower head and a handheld

shower, a pedestal hand wash basin and a recessed WC. Loft access. Built-in storage cupboard. Fitted dressing cupboard. Radiator. Fully tiled walls. Tiled flooring.

Exterior

The property boasts an extensive corner plot which is private and south facing. To the front there is a tarmac driveway, which leads down the side of the property and up towards the rear, providing plenty of off-road parking for multiple vehicles, as well as access to the detached garage. The front also benefits from a landscaped garden, which boasts an array of colourful seasonal shrubs and plants, as well as enjoying a large lawn area and established hedges, which line the side elevation. To the rear there is a picket fence, which offers extra security and access into the garden. The garden is larger than most and offers the perfect space to host garden parties and for the children to play. It is landscaped to provide a beautiful and tranquil space to sit out in warmer months, boasting a large lawn, which is surrounded by seasonal shrubbery, plants and trees, as well as enjoying a large paved patio area. Garden shed.

Garage

18'11 x 9'04 (5.77m x 2.84m)

Up and over door to the front elevation and dual aspect windows to the rear and side elevations.

Power and lighting.

Additional Information

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

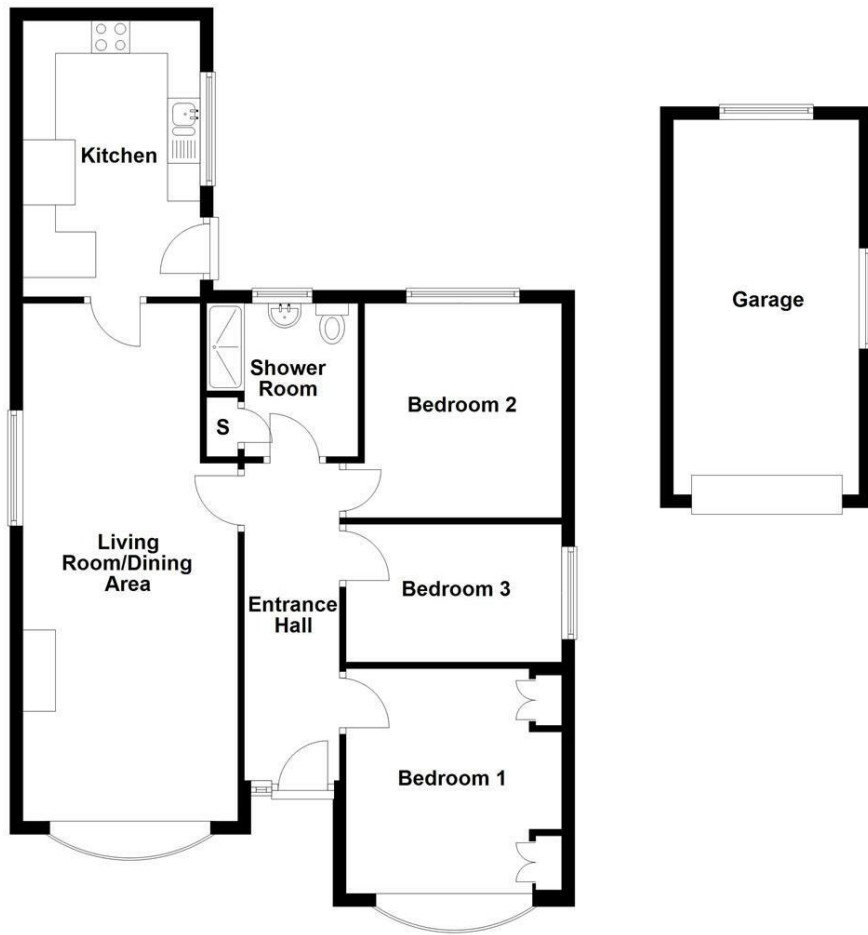
Services

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.

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.

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