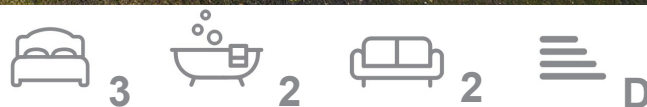




## 45 Queens Drive

Biddulph, ST8 7DB



**Price £120,000**

\*Cash Buyers Only\*

Here at Carters, we are delighted to welcome to the market this three-bedroom semi detached house which has been extended to the rear to provide spacious living for the whole family.

Upon entering, you are greeted by a large entrance hall, leading into an open plan lounge/diner, providing ample space for entertaining guests or simply relaxing with your loved ones. The kitchen is also a great size with plenty of room to fit a dining table if desired. One of the standout features of this property is the beautiful conservatory, perfect for enjoying a cup of tea while overlooking the low maintenance garden. The house has been thoughtfully extended to the rear, providing additional living space and another bathroom downstairs- enhancing the overall charm of the property. Heading upstairs, there are three good-sized bedrooms, offering a peaceful sanctuary for a good nights rest and a family bathroom. With parking available for several vehicles and communal parking spaces to the front, you'll never have to worry about finding a spot after a long day at work. Convenient transport links and Biddulph Town Centre are also within walking distance, make commuting a breeze, while the nearby Church Road playing fields and park offer a lovely escape for outdoor activities.

Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing.



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Price £120,000



## Porch

UPVC double glazed entrance door to the front elevation and double glazed windows to the front and side.  
Tiled flooring.

## Entrance Hall

UPVC double glazed entrance door to the front elevation and a UPVC double glazed window to the side.  
Radiator. Laminate flooring. Stairs to the first floor leading off.  
Under stairs storage cupboard.

## Open Plan Lounge/Diner

26'11 x 9'11 (13'06 max) (8.20m x 3.02m (4.11m max) )  
UPVC double glazed bow window to the front elevation and UPVC double glazed sliding patio doors leading into the conservatory.  
Coving. Feature gas fireplace with tiled hearth, mantle and stone surround. Two radiators. TV point.

## Downstairs Bathroom

UPVC double glazed window to the rear elevation.  
A three piece suite comprising of a shower enclosure with a wall mounted shower head, a vanity hand wash basin unit and a recessed WC. Partially aqua panelled wall. Chrome heated ladder towel rail. Vertical radiator. Vinyl flooring. Storage cupboard.

## Kitchen

12'02 x 10'02 (3.71m x 3.10m )  
UPVC double glazed window to the rear elevation and a UPVC double glazed entrance door leading into the conservatory.  
A good range of wall, drawer and base units which incorporate wood effect laminate work surfaces and an inset stainless steel sink, mixer tap and drainer. A built-in electric oven, a four ring electric hob and an extractor hood. Space and plumbing for a washing machine and a dishwasher. Space for a fridge/freezer. Partially tiled walls. Radiator. Tiled Flooring.

## Conservatory

8'10 x 8'03 (2.69m x 2.51m )  
UPVC double glazed entrance door to the side elevation and double glazed UPVC windows to the side and rear.  
Tiled flooring.

## First Floor Landing

UPVC double glazed window to the side elevation.  
Loft access.

## Family Bathroom

Two UPVC double glazed windows to the rear and side elevations.  
A modern three piece suite comprising of a panelled bath with wall mounted shower, a vanity hand wash basin and a recessed WC.  
Tiled walls. Radiator. Vinyl flooring. Extractor fan.

## Bedroom One

12'10 x 9'03 (3.91m x 2.82m )  
UPVC double glazed window to the front elevation.  
Radiator.

## Bedroom Two

13'10 x 8'01 (max) (4.22m x 2.46m (max) )  
UPVC double glazed window to the rear elevation.  
Airing cupboard. Radiator.

## Bedroom Three

6'01 x 8'10 (1.85m x 2.69m )  
UPVC double glazed window to the front elevation.  
Built in wardrobe. Radiator.

## Exterior

To the front of the property there is a wide paved driveway which provides off road parking for two vehicles and access to the rear garden. The rear garden is a good size and private, it has a paved Indian stone patio area and artificial grass, with mature hedges to the border.

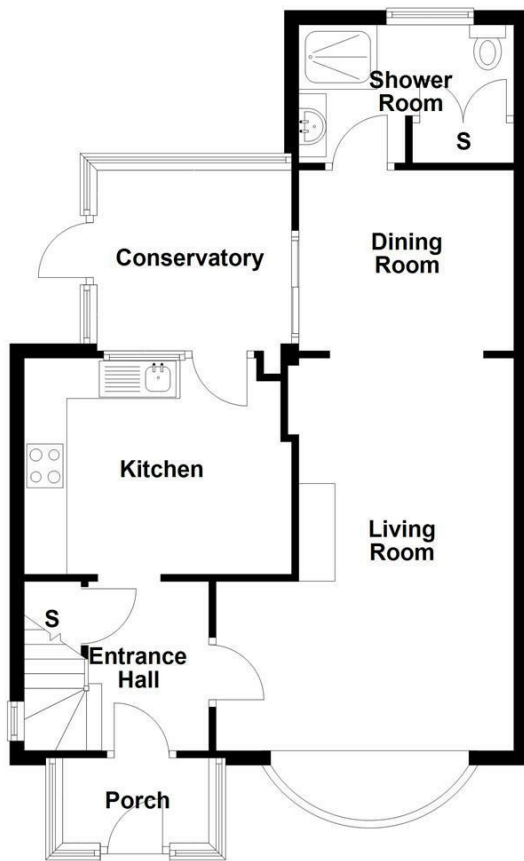
## Additional Information

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

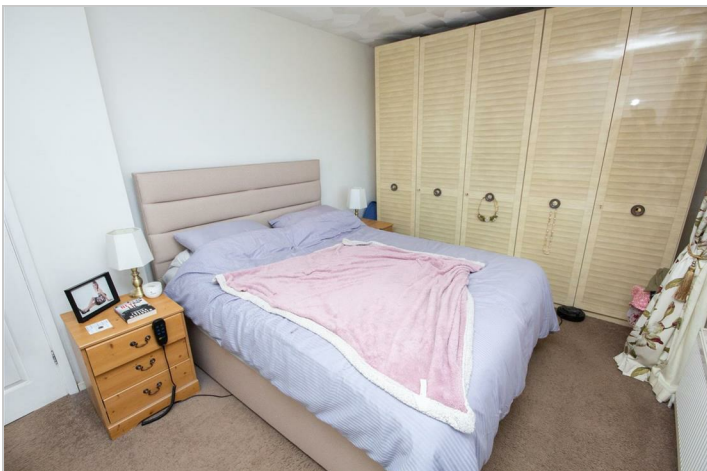
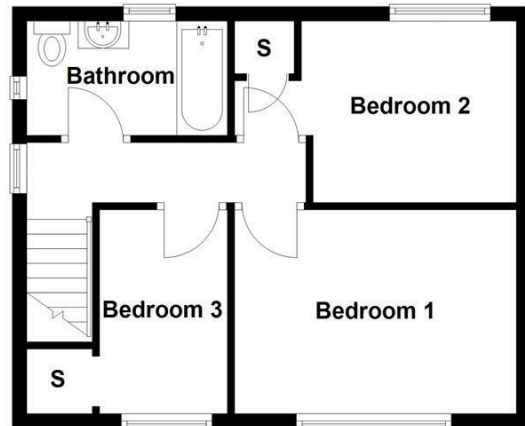
Schindler Construction\*\*

PROPERTY SIZE: APPROX 1001 Square Feet / 93 square metres.

Ground Floor



First Floor



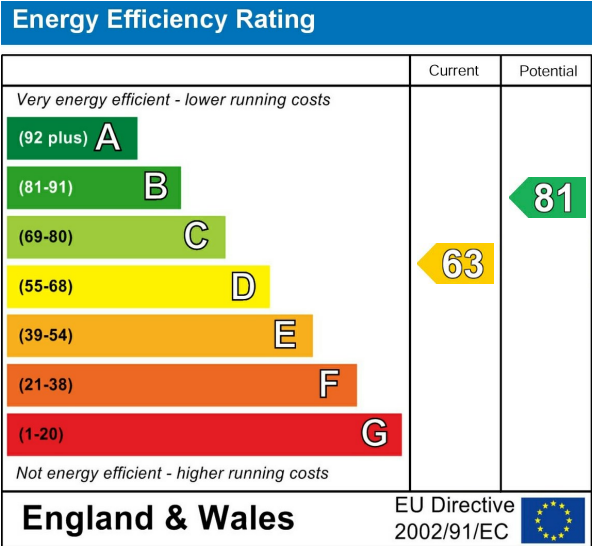
Road Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.