



106 Moorland Road

Biddulph, ST8 6EP

Price £179,450



Here at Carters, we are pleased to welcome to the market this delightful semi-detached family home which is beautifully presented and offers flexible living, boasting a generous loft space which can be utilised for a multitude of uses.

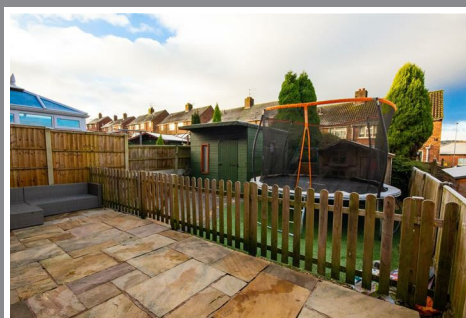
Upon entering, you are greeted by a entrance hall which offers access into the spacious living room and dining area, providing an inviting space for relaxation and entertaining, whilst boasting French patio doors which lead out into the rear garden. The kitchen is a large size and well-equipped, with enough space for a dining table or to create a little snug area, if desired. Heading up the stairs, there is plenty of space to enjoy, including a modern fitted family bathroom, as well as three well-proportioned bedrooms, two of which are good sized doubles, whilst the third is a single which would be an ideal nursery or study. Off the third bedroom, through a newly fitted door, there are stairs leading up into the loft space which is currently utilised as a guest suite, however the options are endless with this versatile space. The exterior of the property features beautifully landscaped front and rear gardens that are designed for low maintenance and practicality, with the front providing off road parking, whilst the rear allows you to enjoy some outdoor space with friends and family without the burden of extensive upkeep. As for location, they don't get much better than this! boasting a wealth of activities and amenities nearby including: Biddulph Valley Leisure Centre, Biddulph Grange, excellent local schools and Biddulph town centre just around the corner.

Don't miss out on the opportunity to make this beautiful property your new home! Call the office today on 01782 470391 to arrange your viewing.

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Entrance Hall

Composite, double glazed entrance door to the front elevation and a UPVC double glazed window to the side elevation. Coving. Oak style flooring. Radiator. Stairs to the first floor off.

Living Room/Dining Area

9 (11'07 max) x 23'09 (2.74m (3.53m max) x 7.24m)
UPVC double glazed box window to the front elevation and UPVC double glazed French patio doors to the rear elevation. Electric feature fireplace with a wooden surround and pebble burning effect. Coving. TV point. Radiator. Oak style flooring.

Kitchen/Utility Area

11'04 (max) x 14'08 (max) (3.45m (max) x 4.47m (max))
UPVC double glazed window to the rear elevation and a UPVC double glazed entrance door to the side elevation.
A good selection of wall, drawer and base units which incorporate work surfaces with a one and a half stainless steel sink, mixer tap and drainer. A built in double oven, with a five ring gas hob and an extractor hood. Space and plumbing for a washing machine and a dishwasher. Space for a fridge/freezer. Space for a dryer. Tiled splashbacks. Under stair storage. Recessed ceiling downlighters. Radiator. Tiled flooring.

First Floor Landing

UPVC double glazed window to the side elevation. Radiator.

Family Bathroom

Dual aspect UPVC double glazed windows to the side and the rear elevation.
A modern three piece suite comprising of a panel bath with a wall mounted shower head and a folding glass shower screen, a vanity hand wash basin unit and a recessed WC. Recessed ceiling downlighters. Chrome heated ladder towel rail. Tiled walls. Tiled flooring.

Bedroom One

11'07 x 11'01 (3.53m x 3.38m)
UPVC double glazed window to the front elevation. Coving. Radiator.

Bedroom Two

10'09 (12'11 max) x 8'07 (3.28m (3.94m max) x 2.62m)
UPVC double glazed window to the rear elevation. Built-in wardrobes. Coving. Radiator.

Bedroom Three

5'09 x 8 (1.75m x 2.44m)
UPVC double glazed window to the front elevation. Access to the stairs leading up to the loft space. Coving. Radiator.

Second Floor Landing

Recessed ceiling downlighters. Built-in storage. Air-conditioning unit.

Loft Space

14'02 x 9'03 (4.32m x 2.82m)
Dual aspect double glazed skylights to the the front and the rear elevation. Recessed ceiling downlighters. Radiator. Eaves storage access.

Exterior

To the front elevation there is a driveway which provides parking for a couple of vehicles with a small raised flower bed in the corner. There are steps leading up to the property where there is a paved courtyard area to enjoy as well as side access to the rear garden.

To the rear elevation there is a low maintenance garden to enjoy which is a good size and private. It enjoys an Indian stone paved patio area, as well as a small artificial lawn and a another patio area which is laid with block paving. Large timber shed.

Additional Information

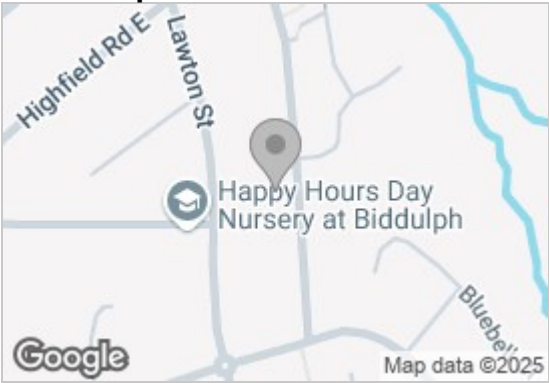
We believe that the property is Freehold and Council Tax Band A

PROPERTY SIZE: APPROX 861 square feet / 80 square metres.

Tel: 01782 470391



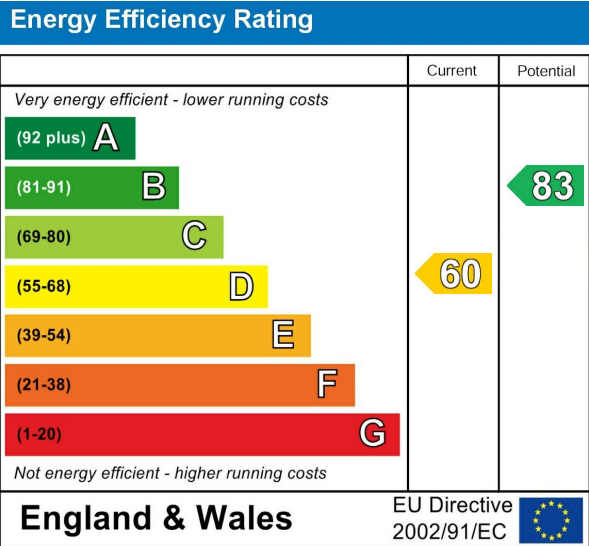
Road Map



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.