



9 Knowle Road

Biddulph, ST8 6LH

Price £175,000



Here at Carters we are excited to welcome to the market this very much loved and beautifully presented three bedroom, semi-detached family home.

Ideally situated within walking distance to excellent local schools, supermarkets, and Biddulph town centre, this fantastic home is a perfect starter home for first time buyers and growing families alike, offering plenty of space to set down roots and enjoy for many years to come. On entering the property you are welcomed into the entrance hall giving you access to the first floor and benefitting from a storage cupboard allowing you to store your coats and muddy boots. The living room/diner is spacious with a featured fireplace and patio doors opening out onto the patio area which is a great space to entertain in the Summer months. The kitchen is to the rear elevation with a selection of modern units, space for appliances and plenty of work surface space to enjoy whilst cooking those evening meals for the family. Heading up the stairs, you will find three bedrooms, two of which are doubles, whilst the other is a generous single, as well as boasting a fitted family bathroom suite. Externally, the property is pretty and private, boasting a generous plot enjoying low maintenance gardens to both the front and rear elevations. To the front there is a tarmac driveway, with a statement block paved border providing off-road parking for up to three vehicles, as well as a secure gate allowing access to the rear. The rear garden is a good size and south facing, ideal for sitting out alongside a tranquil pond. and soaking up the Summer sun, whilst the children play.

Don't miss out on the opportunity to make this house your home and call our friendly team at Carters Estate Agents now on 01782 470391 to book a viewing!

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Entrance Hall

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation. Coving to the ceiling. Stairs to the first floor. Large storage cupboard. Radiator. Wooden flooring.

Lounge/Diner

22'5 x 11'8 (6.83m x 3.56m)

UPVC double glazed box window to the front elevation. UPVC double glazed french patio doors to the rear elevation. Feature pebbled gas fire with a stone hearth and surround. Coving to the ceiling. Radiator. Wood flooring. Television point.

Kitchen

11'4 x 10'2 (3.45m x 3.10m)

UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the side elevation. A selection of modern wall, drawer and base units. Work surfaces incorporating inset a one and a half bowl sink, with a single drainer and mixer tap. Space for a freestanding cooker. Extractor hood. Space and plumbing for a washing machine. Space and plumbing for a dish washer. Space for under counter fridge and freezer. Tiled walls. Chrome heated ladder towel rail. Tiled flooring. Under stairs storage cupboard.

First Floor Landing

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

Bedroom One

11'6 x 11'2 (3.51m x 3.40m)

UPVC double glazed window to the front elevation. Radiator.

Bedroom Two

10'7 x 8'7 (3.23m x 2.62m)

UPVC double glazed window to the rear elevation. Radiator.

Bedroom Three

8'10 x 8'2 (2.69m x 2.49m)

UPVC double glazed window to the front elevation. Radiator. Storage area.

W/C

UPVC double glazed window to the side elevation. Low level W/C. Partly tiled walls. Chrome heated towel rail. Vinyl flooring.

Bathroom

UPVC double glazed window to the rear elevation. Modern fitted suite comprising of a panelled bath with a wall mounted shower, and rainfall shower head. Vanity wash hand basin. Tiled walls. Chrome heated towel rail. Storage cupboard. Vinyl flooring.

Exterior

To the front there is a tarmac driveway providing off road parking. To the rear there is an Indian stone paved patio area with steps leading up to a decorative stone area and featured pond and a further decked sitting area.

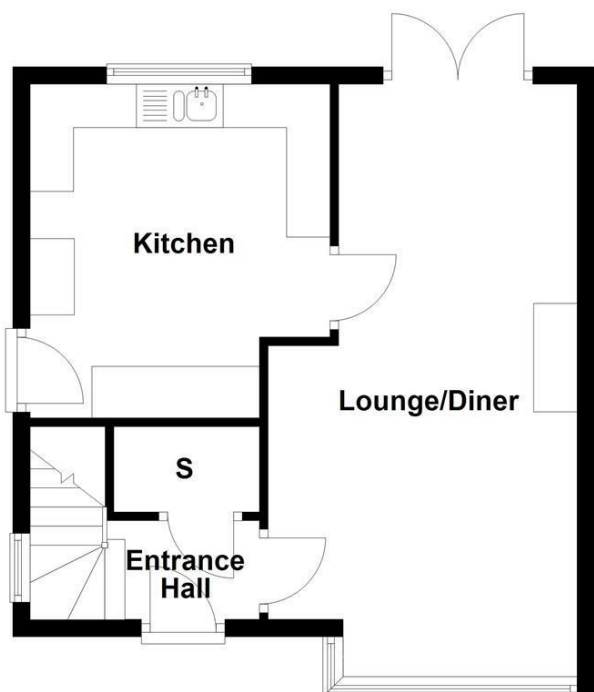
Additional Information

Freehold and Council tax band A.
BRAND NEW BOILER with 5 year guarantee.

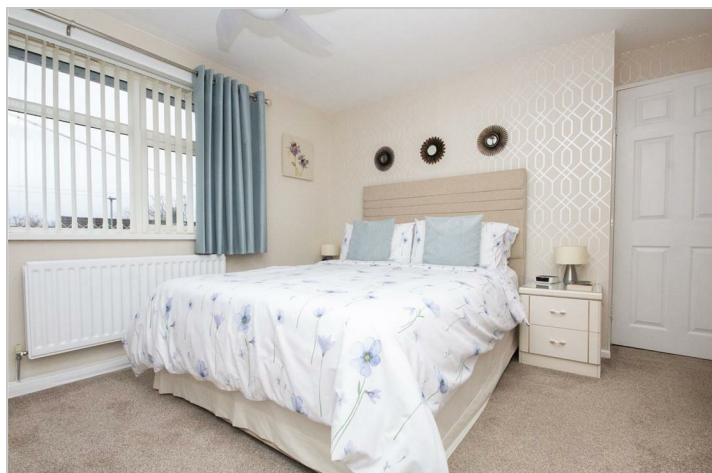
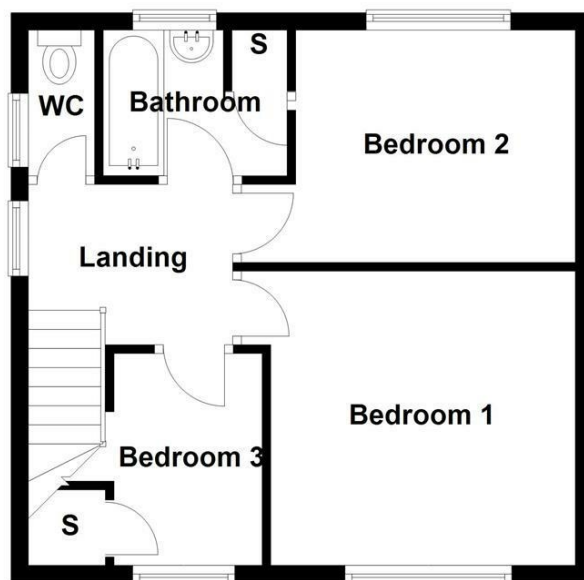
Disclaimer

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Ground Floor



First Floor



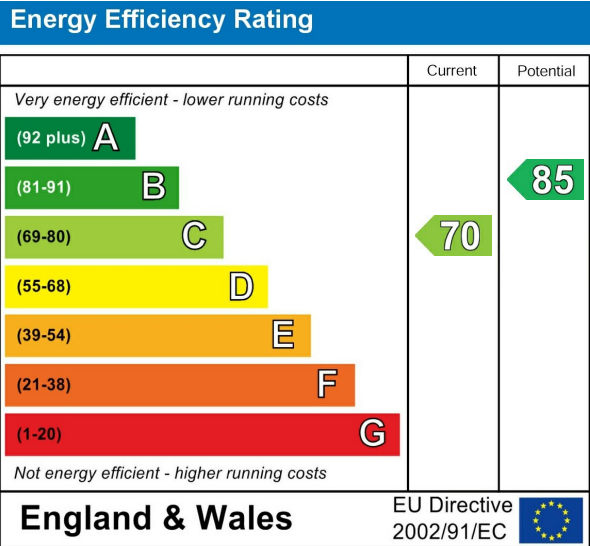
Road Map



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.