



## 107 Lynmouth Close

Biddulph, ST8 6LS

**Price £170,000**



Here at Carters, we are pleased to welcome to the market this three bed, semi-detached family home which would be perfect for those seeking a great starter home.

The spacious rooms throughout the house create an inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The spacious rooms throughout the house create an inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

Upon entering, just off the entrance hall, you will find a welcoming living room flowing into the dining room which provides a cosy retreat for all. From here there is the conservatory which has floor to ceiling windows all around to allow natural light to flow through both the reception rooms. The kitchen is of a great size and has plenty of storage with under the stairs storage, a utility/pantry room and space for a dining table if you so wish.

Upstairs, there are three well-proportioned bedrooms, two of which are larger than average doubles. These bedrooms ensure that there is plenty of space for relaxation and personalisation, making it ideal for families or individuals alike. The property also features a well-appointed bathroom with a separate WC, catering to all your daily needs and making morning routines a breeze.

Externally, the gated driveway adds an extra layer of security and convenience, while the front gravel garden enhances the property's curb appeal. Gated side access leads you to the rear garden which is complete with multiple patio areas, a lawn and a bark border- perfect for green fingers to create a tranquil retreat to enjoy on summer days.

Situated in a desirable location, this home is close to local amenities and offers easy access to the vibrant community of Biddulph. This property is a wonderful choice that combines comfort, space, and a prime location. Do not miss the chance to make this delightful house your new home by calling Carters on 01782 470391 to book a viewing.

# 107 Lynmouth Close

Biddulph, ST8 6LS

Price £170,000



## Entrance Hall

UPVC double glazed entrance door and window to the front elevation. Stairs to the first floor. Radiator.

## Living Room

12'02 x 11'02 (3.71m x 3.40m)

UPVC double glazed box window to the front elevation. Coving. Feature electric fireplace with brick surround, slate hearth and wooden mantle. Fitted storage benches to the alcoves. Archway into dining room. Radiator. TV point.

## Dining Room

11'02 x 8'02 (3.40m x 2.49m)

UPVC double glazed sliding patio doors to the rear elevation. Coving.

## Conservatory

9'05 x 8 (2.87m x 2.44m)

UPVC double glazed sliding entrance door to the side elevation. UPVC double glazed full length windows to the rear and side elevations.

## Kitchen

12'06 x 12'02 (3.81m x 3.71m)

UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the side elevation.

A good selection of wall, drawer and base units with laminate worksurfaces and an inset resin sink, mixer tap and drainer. A built-in electric oven, four ring gas hob and extractor hood. Space and plumbing for a washing machine. Space for an undercounter fridge. Partially tiled walls. Understairs storage cupboard. Access into the pantry/utility. Radiator. Vinyl flooring.

## Utility/Pantry

7'11 x 5'10 (2.41m x 1.78m)

UPVC double glazed window to the front elevation. Space for a fridge freezer. Space for a dryer. Vinyl flooring.

## First Floor Landing

UPVC double glazed window to the rear elevation. Loft access. Storage cupboard.

## Bedroom One

14'01 x 9'02 (4.29m x 2.79m)

Dual aspect UPVC double glazed windows- one to the front and one to the side elevation. Coving. Two Radiator.

## Bedroom Two

12'02 x 11'02 (3.71m x 3.40m)

UPVC double glazed window to the front elevation. Built in clothing rails in the alcove. Coving. Radiator.

## Bedroom Three

11'02 x 8'02 (3.40m x 2.49m)

UPVC double glazed window to the rear elevation. Radiator.

## Bathroom

UPVC double glazed window to the rear elevation. Panel bath with a wall mounted shower and a hand wash vanity basin unit. Extractor fan. Tiled walls. Radiator. Vinyl flooring.

## WC

UPVC double glazed window to the rear elevation. Low level WC. Coving. Vinyl flooring.

## Exterior

Gravel garden and driveway to the front. Gated side access.

The rear features a paved patio area, leading up past a lawn and to another paved patio area and a barked play area.

## Additional Information

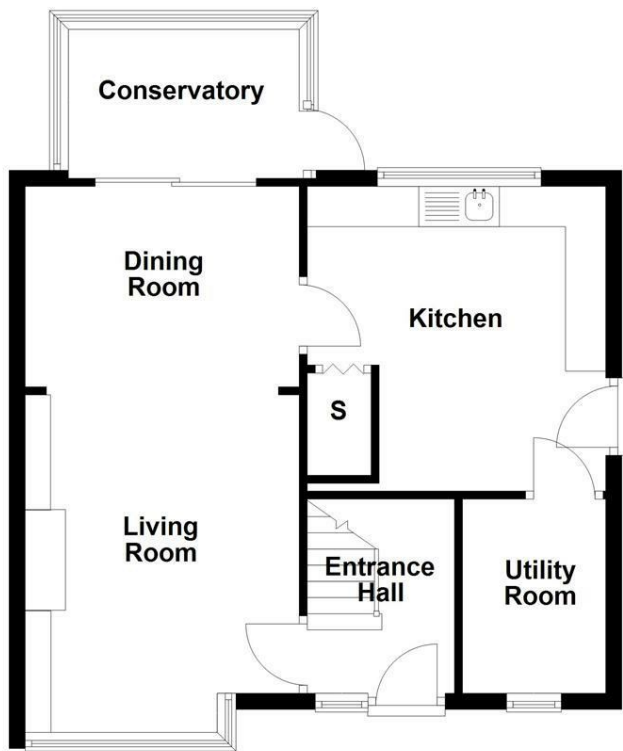
Freehold and council tax band A.

PROPERTY SIZE: APPROX: 1011.8 square feet / 94 square metres.

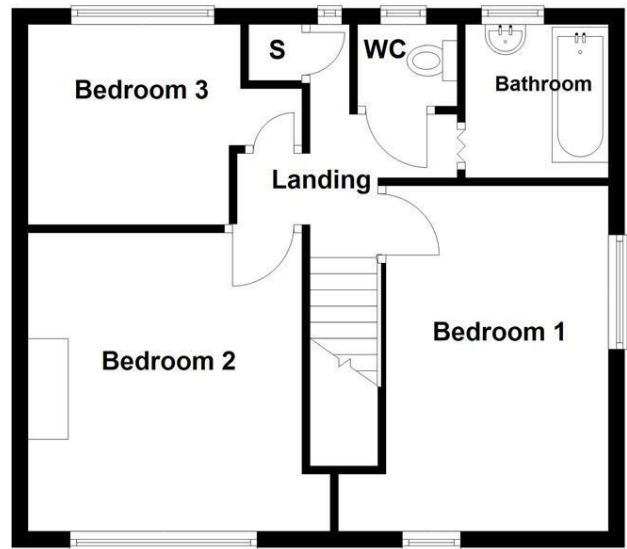
## Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391



Ground Floor



First Floor



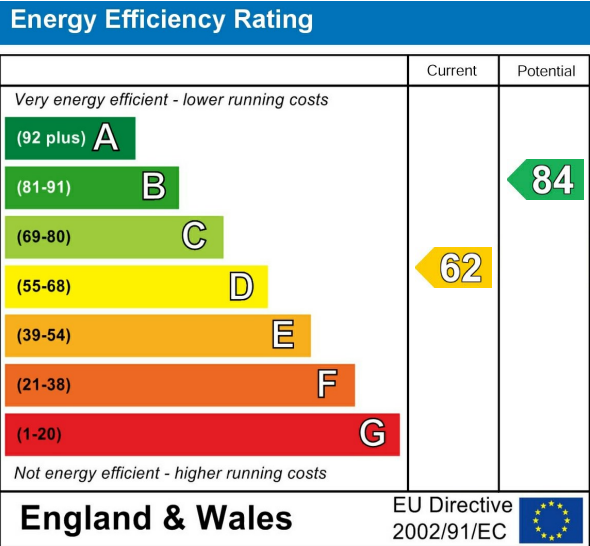
Road Map



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.

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.