



## 66 Springfield Road

Biddulph, ST8 7DF

**Price £175,000**



Here at Carters, we are proud to welcome to the market this beautifully presented, three bedroom family home, which boasts a private rear garden and off-road parking for a couple of vehicles.

This fantastic property is an ideal purchase for first-time buyers and young families alike. It provides a spacious and stylish home which is ready to move into and enjoy, right from day day. You welcomed into the property via a bright and spacious entrance hall, providing access into both the living room and kitchen, with stairs to the first floor leading off. The living room is to the front elevation and is a generous size, allowing for a comfortable space to relax and settle down in the evenings. The kitchen is towards the rear and is a good size, with plenty of space for a dining table if desired. The conservatory follows on, where there is access to both the living room and kitchen, as well as French doors which lead out into the garden and onto the patio. Here is the hub of the home, providing the perfect place to entertain friends and family, whilst the food is cooking, guests are sat nattering, and the young ones play. Head up the stairs where there is more space to enjoy. The family bathroom is modern and benefits from a three piece suite, as well as boasting three bedrooms, two of which are doubles, whilst the third is a good-sized single. The property is ideally situated on the outskirts of Biddulph town centre, enjoying easy access to the very best of the local amenities, all of which are just a short drive or walk away. There are also excellent schools, shops, eateries and the leisure centre, all of which are just around the corner, as well historic and picturesque walks to enjoy, with the likes of Biddulph Valley Way and Biddulph Grange Country Park, right on your doorstep.

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## Entrance Hall

UPVC entrance door to the front elevation. UPVC double glazed window to the side elevation. Coving to the ceiling. Recess ceiling down lighters. Stairs to the first floor. Laminate flooring.

## Lounge

19'2 x 13'9 max (5.84m x 4.19m max )

UPVC double glazed window to the front elevation. UPVC double glazed sliding patio doors to the rear elevation. Coving to the ceiling. Modern vertical radiator. Radiator. Television point.

## Kitchen

11'11 x 11'10 (3.63m x 3.61m)

UPVC double glazed window to the rear and UPVC double glazed entrance door to the rear elevation. Fitted wall, drawer and base units. Granite effect work surface incorporating inset a stainless steel sink with a single drainer and mixer tap. Built in electric oven, hob and extractor fan. Space for fridge/freezer. Space and plumbing for a washing machine. Space for a dish washer. Partly tiled walls. Radiator. Tiled floor.

## Conservatory

18'4 x 7'1 (5.59m x 2.16m)

UPVC double glazed windows to the side and rear elevation and UPVC double glazed french patio doors to the side elevation.

Wall mounted electric heater. Tiled floor.

## First Floor Landing

UPVC double glazed window to the side elevation.

Coving to the ceiling. Loft access. Recess ceiling down lighters. Radiator.

## Bedroom One

12'0 to wardrobes x 9'1 (3.66m to wardrobes x 2.77m)

UPVC double glazed window to the front elevation.

Fitted wardrobes and vanity unit. Coving to the ceiling. Radiator.

## Bedroom Two

13'11 x 8'1 (4.24m x 2.46m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Radiator.

## Bedroom Three

9'1 x 6'3 (2.77m x 1.91m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Radiator. Above stairs storage.

## Bathroom

UPVC double glazed window to the side and rear elevation.

Three piece suite comprising of a panelled P shaped bath with a wall mounted electric shower. Vanity wash hand basin with a recess W/C. Recess ceiling down lighters. Tiled walls. Chrome heated towel rail. Vinyl flooring.

## Exterior

The rear is enclosed and spacious, there is a paved patio area with steps down to a recently re seeded lawned garden, and a further decked sitting area with views up to Biddulph Moor and the horizon.

## Additional Information

We are led to believe the property is freehold and Council tax band A.

## Services

The main services of gas, electric, water and drainage are all connected to the mains.

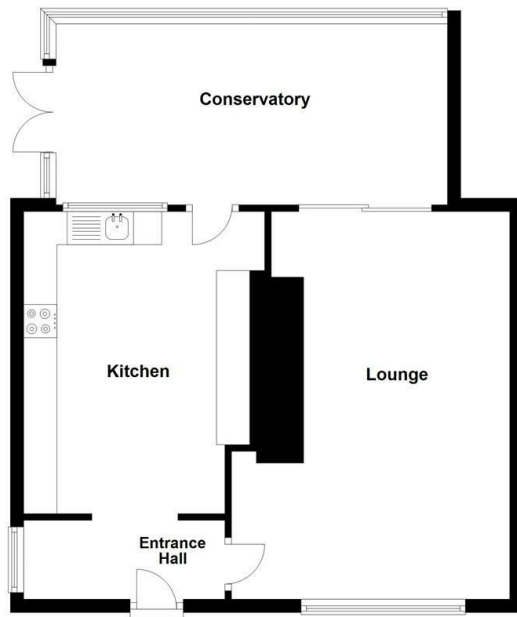
Broadband is fibre

Mobile Signal 4G

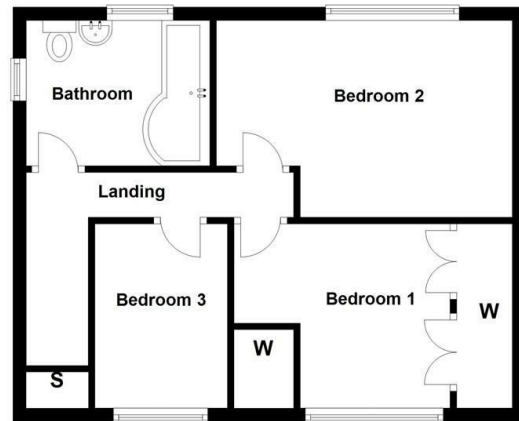
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground Floor



First Floor



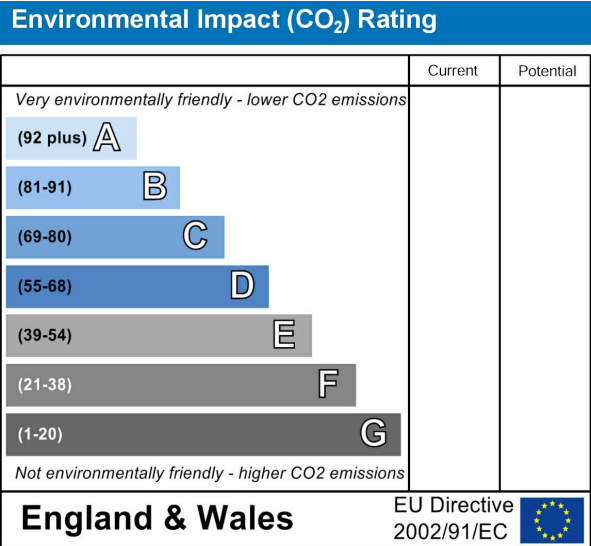
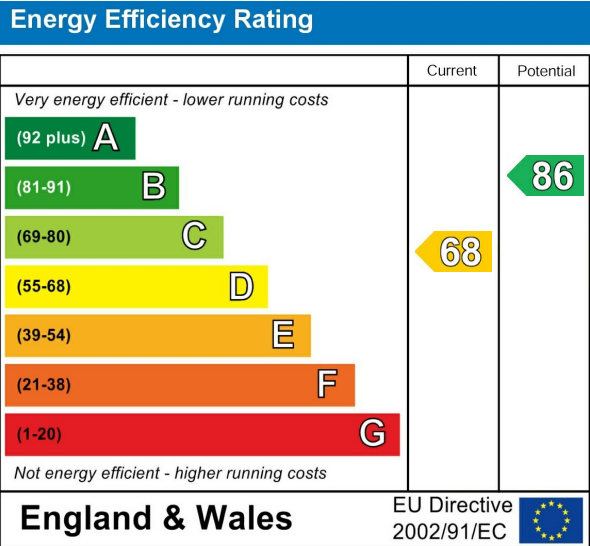
Road Map



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.

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