



Melvin Hall Melvin Hall, Top Road

Biddulph Moor, ST8 7JR



Offers in the region of £425,000

Here at Carters, we are proud to welcome to the market this charming detached home, which is nestled on the edge of Biddulph Moor, and offers a delightful blend of comfort and countryside living.

On entering the property, you are welcomed into the porch which leads through to a spacious kitchen/diner providing that perfect setting for family gatherings, and boasts a freestanding range style oven and a traditional Belfast sink. There are two reception rooms with the lounge benefitting from a multi fuel burner which enhances those cosy nights in whilst the snug has French patio doors leading out to the front. The bathroom is to the ground floor with a modern fitted suite to enjoy and relax in. Heading up the stairs you will find two inviting double bedrooms both with stunning countryside views, and a W/C. Externally you are surrounded by far-reaching views with the large wrap-around garden being a true haven for outdoor enthusiasts. It offers plenty of space for gardening, playing, or simply enjoying the serene landscape. Additionally, the property benefits from ample off-road parking, accommodating up to six vehicles, making it perfect for families or those who enjoy hosting guests.

This delightful home on Top Road is a rare find, combining the tranquillity of rural life with the convenience of modern living. Whether you are looking for a peaceful retreat or a family home, this property is sure to impress. Don't miss the opportunity to make this charming house your new home.

Please call the team at Carters on 01782 470391 to arrange a viewing today!

Melvin Hall Melvin Hall, Top Road

Biddulph Moor, ST8 7JR

Offers in the region of £425,000



Porch

Composite double glazed entrance door to the side elevation. UPVC double glazed window to the front elevation. Tiled flooring.

Kitchen/Diner

17'10 x 13'3 (5.44m x 4.04m)

Two UPVC double glazed windows to the front elevation. Two triple glazed windows to the rear elevation. A good selection of wall, drawer and base units. Work surfaces incorporating inset a Belfast sink. Free standing Belling range electric cooker. Space and plumbing for a washing machine. Space for a fridge/freezer. Space and plumbing for a dishwasher. Recessed ceiling down lighters. Loft access. Exposed timber beams. Partly tiled walls. Radiator. Tiled flooring.

Bathroom

UPVC triple glazed window to the side elevation. Three piece suite comprising of a panelled bath with a wall mounted shower. Built in wash hand basin. Low level W/C. Partially tiled walls. Radiator. Tiled flooring

Lounge

13'10 x 13'3 (4.22m x 4.04m)

UPVC double glazed window to the side elevation. Multi fuel log burner with a stone hearth and a wooden beam mantle. Television point. Stairs to the first floor. Archway to sitting room. Laminate flooring.

Sitting Room

9'2 x 8'7 (2.79m x 2.62m)

UPVC double glazed window to the side elevation. UPVC double glazed sliding patio doors to the front elevation. Exposed wooden beams. Radiator. Laminate flooring.

First Floor Landing

Recessed ceiling down lighters.

Bedroom One

13'2 x 10'5 (4.01m x 3.18m)

UPVC double glazed window to the front elevation. UPVC double glazed entrance door to the side elevation with a Juliet balcony. Exposed wooden beams. Storage cupboard. Radiator.

Bedroom Two

10'5 x 9'5 (3.18m x 2.87m)

UPVC double glazed window to the front elevation. UPVC double glazed window to the side elevation. Exposed beams. Radiator.

W/C

Low level W/C. Wall mounted wash hand basin. Recessed ceiling down lighters. Chrome heated ladder towel rail. Laminate flooring.

Exterior

The property is situated on a substantial plot with stunning countryside views, the large lawned garden wraps around this lovely home with ample off road parking to the front and the rear. There are also sheds and a greenhouse to enjoy and potter around in on those warm summer months.

Shed/Workshop

10'01 x 10'01 (3.07m x 3.07m)

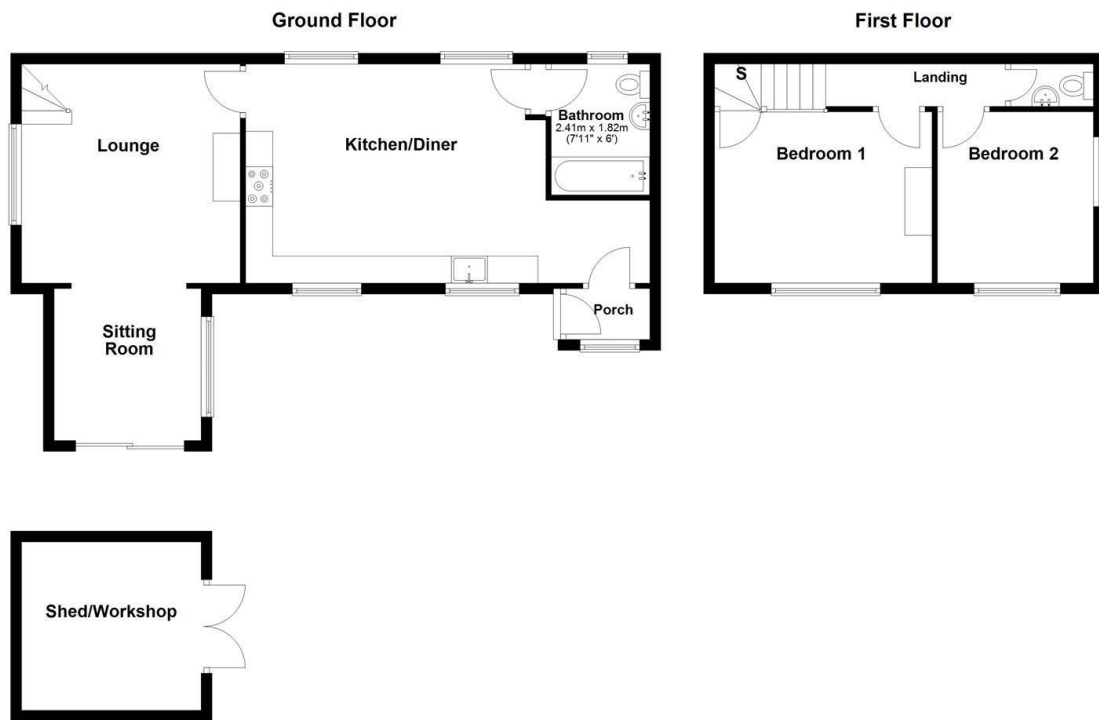
Insulated. Power and lighting.

Additional Information

Freehold. Council tax band E.

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.



Melvin Hall, Biddulph Moor



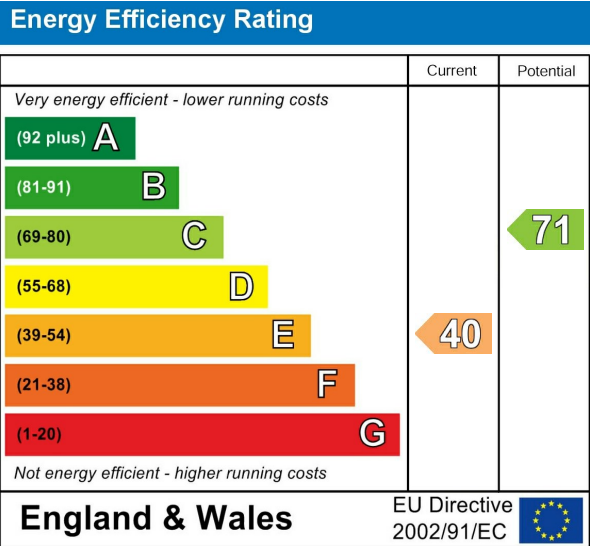
Road Map



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.