



197 John Street

Biddulph, ST8 6HP



Price £175,000

Here at Carters, we are pleased to welcome to the market this charming two bedroom semi-detached home which is an excellent opportunity for first-time buyers seeking a delightful starter home in the heart of Biddulph.

Upon entering, you are welcomed into a spacious open-plan lounge/dining room that has an convenient understairs study/cloak room. The kitchen has modern fitted units, quartz worksurface and Belfast sink along with plenty of space for appliances. The ground floor also features a rear entrance hall, contemporary fitted bathroom, ensuring comfort and practicality for everyday living.

Upstairs, you will find two well-proportioned double bedrooms, providing ample space for rest and personalisation. The property is further enhanced by a great-sized private garden, ideal for enjoying outdoor activities or simply enjoying the fresh air.

One of the standout features of this home is the rare parking provision for three vehicles at the rear, which is accessible via Slater Street, a significant advantage in this area. With local amenities, schools, and parks just a stone's throw away, this property is perfectly situated for those who value convenience and community.

This delightful home is a rare find, combining spacious living and a prime location.

Don't miss the chance to make this charming property your own and call Carters now on 01782 470391 to book a viewing.

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Lounge/Diner

24'04 x 10'07 (13'06) (7.42m x 3.23m (4.11m))

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front and the rear elevation.

Feature electric fireplace with tiled hearth. Two radiators.

Study (Understairs)

Recessed ceiling downlighters.

Kitchen

9'07 x 7'03 (2.92m x 2.21m)

UPVC double glazed window to the side elevation.

A modern selection of wall, drawer and base units with quartz worksurfaces and engraved drainers to the sides of a Belfast sink. Mixer tap. Space and plumbing for a washing machine. Space for a freestanding cooker. Space for a fridge/freezer. Loft access. Tiled flooring.

Rear Entrance Hall

UPVC double glazed entrance door to the side elevation. Radiator. Laminate flooring.

Bathroom

UPVC double glazed window to the side elevation.

A three piece suite comprising of an L-shape panel bath and wall mounted shower, pedestal hand wash basin and recessed WC. Recessed ceiling downlighters. Partially tiled walls. Radiator. Extractor fan. Laminate flooring.

First Floor Landing

Loft access.

Bedroom One

13'05 x 11'11 (4.09m x 3.63m)

UPVC double glazed window to the front elevation. Picture rail. Radiator.

Bedroom Two

11'09 x 10'09 (3.58m x 3.28m)

UPVC double glazed window to the rear elevation.

Picture rail. Built-in wardrobe. Storage cupboard. Radiator.

Exterior

To the front there is gated access and a paved pathway leading to the front entrance as well as gated side access to the rear.

Paved patio rear yard with shed. Outdoor tap. Enclosed garden laid to lawn with a paved pathway through, seasonal shrubbery and mature hedge borders.

Driveway at the rear accessible from Slater Street for three vehicles.

Additional Information

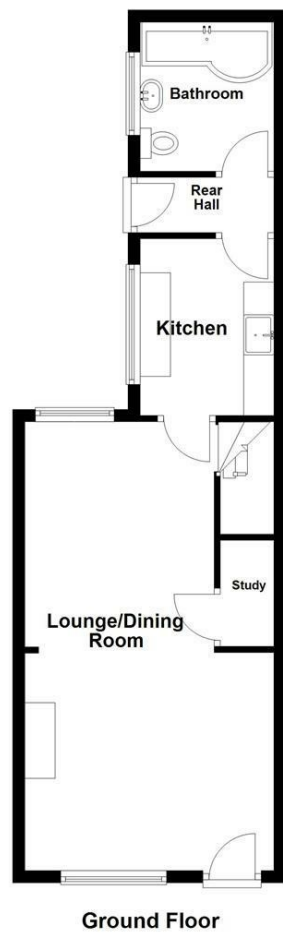
Freehold and council tax band B.

Solar panels to the front and the back of the property.

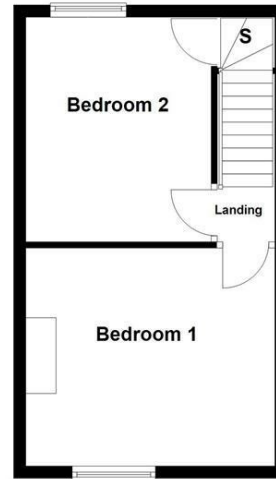
TOTAL FLOOR AREA: 76 square metres / 818 square feet.

Disclaimer

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Ground Floor



First Floor

197 John Street, Biddulph



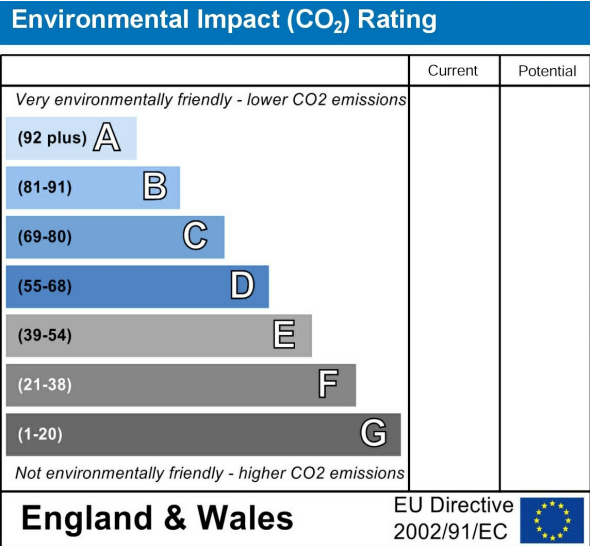
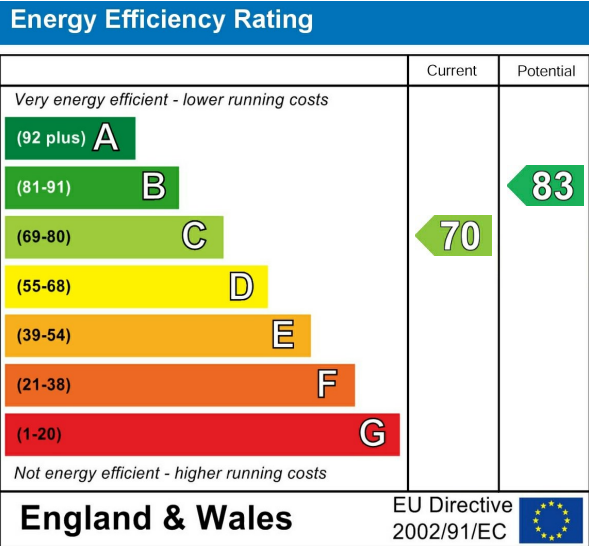
Road Map



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.