



29-31 Tunstall Road

Biddulph, ST8 6HJ

Price £375,000



Here at Carters, we are ecstatic to welcome to the market this exquisite, Victorian residence, standing proud upon an elevated and extensive plot, within the heart of Biddulph, boasting an array of original period features within its five bedrooms and five reception rooms.

This impressive family residence is a true gem and is perfect for families searching for their spacious forever home, boasting character and breathtaking gardens. Entering through the front entrance porch, you are greeted with a stunning and spacious entrance hallway laid with wooden parquet flooring. This provides access to all five reception rooms, which are sure to take your breath away with both their size and features, including stained glass windows, stunning fireplaces, ceiling roses, original Minton tiles and parquet flooring. Also, to the ground floor is a fully fitted kitchen with dining space, a utility room with stairs leading down to the basement, a boiler room and downstairs WC. Heading up the stairs there is even more space for the family to enjoy, as you are greeted by a large gallery landing, again boasting a beautiful stained-glass window. There are five bedrooms for a growing family, two of which benefitting from ensuite shower rooms, as well as fitted wardrobes. There are three further bedrooms to explore, all of which are good sized doubles, as well as a large family bathroom.

If that wasn't enough, the outside space is breathtaking, transporting you to what feels like a peaceful country retreat. The grounds are grand, enjoying a stunning and private garden which is established and beautifully landscaped. The gardens feature a beautiful selection of flowers and plants, along with raised flower beds and lighting throughout, along with two Indian stone patio areas providing the ideal space to relax into the warmer evenings. There is also ample of off-road parking, a double garage, green house and a wood shed, for securing extra vehicles and solving any storage needs.

29-31 Tunstall Road

Biddulph, ST8 6HJ

Price £375,000



Entrance Porch

6'5" x 3'3" (1.96m x 0.99m)

Wooden double glazed entrance door to the front elevation. Wooden wall panelling. Original Minton tiled flooring.

Entrance Hallway

Wooden single glazed entrance door to the front elevation. Access to the stairs leading to first floor. Coving to ceiling. Radiator. Wooden parquet flooring.

Lounge

16'8" x 20' (5.08m x 6.10m)

Three wooden double glazed stained glass windows to the rear and side elevation. Log burner with tiled hearth and wooden mantle. Coving. Two radiators. TV aerial point. Wiring for surround sound.

Dining Room

12'11" x 14'10" (3.94m x 4.52m)

Wooden double glazed bay window to the front elevation. Log burner with slate hearth and tile and brick surround. Coving. UPVC double glazed door to the side elevation, allowing access to the garden.

Drawing Room/ Music Room

12'11" x 13'11" (3.94m x 4.24m)

Wooden double glazed bay window to the front elevation. Coving. Feature ceiling rose. Feature fireplace with tile surround and wooden mantle. Built in storage cupboards. Radiator. Parquet wooden flooring.

Sitting Room

12' x 8'5" (3.66m x 2.57m)

Wooden double glazed window to the rear elevation. Built in shelving. Radiator. Original Minton tiled flooring.

Office

8'9" x 12'3" (2.67m x 3.73m)

Two wooden triple glazed windows to the front and side elevations. Built in desk & storage space. Recessed ceiling downlighters. Radiator. Vinyl flooring with insulation.

Inner Hallway

12' x 5'10" (3.66m x 1.78m)

UPVC double glazed door to the side elevation. UPVC double glazed window to the side elevation. Radiator. Original Minton tiled flooring.

Kitchen/Diner

13'5" x 13'11" (4.09m x 4.24m)

Wooden double glazed window to the rear elevation. Fitted kitchen with a range of wall, base & drawer units. Laminate worksurfaces. Stainless steel one and a half sink with mixer tap and drainer. Freestanding New Home gas cooker with grill, warming drawer, double oven & eight ring gas hob. Radiator. Chrome heated towel rail. Fully tiled walls. Tiled flooring.

Utility Room

8'8" x 9'3" (2.64m x 2.82m)

Wooden double glazed window to the rear elevation. Fitted base unit. Laminate worksurface. Stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine. Space for dryer. Tiled flooring. Door leading to stairs to the basement.

Boiler Room

8'8" x 2'3" (2.64m x 0.69m)

Wooden double glazed window to the rear elevation. Partially tiled walls. Tiled flooring.

Stairs and Landing

Wooden single glazed stained glass window to the side elevation.

Bedroom One

14'4" x 12'7" (4.37m x 3.84m)

Two wooden double glazed windows to the front elevation. Built in laminate triple wardrobes. Fitted dressing table and drawers. Fitted bedside tables. Recessed ceiling downlighters. Radiator.

Ensuite

6'3" x 3'5" (1.91m x 1.04m)

Wall mounted sink. Low level WC. Shower enclosure with wall mounted shower. Loft access (fully insulated). Extractor fan. Fully tiled walls. Laminate flooring.

Bedroom Two

13' x 12'10" (3.96m x 3.91m)

Wooden double glazed window to the front elevation. Built in wardrobes. Built in dressing table. Built in bedside cabinets. Built in window seat. Picture rail. Radiator.

Ensuite

6'2" x 3'5" (1.88m x 1.04m)

Wooden double glazed window to the front elevation. Wall mounted sink. Low level WC. Shower enclosure with wall mounted shower. Fully tiled walls. Laminate flooring.

Bedroom Three

10' x 13'9" (3.05m x 4.19m)

Wooden double glazed window to the rear elevation. Pedestal wash hand basin with wall mounted mirror and lighting above. Coving. Radiator.

Bedroom Four

10'4" x 13'10" (3.15m x 4.22m)

Wooden double glazed window to the side elevation. Radiator.

Bedroom Five

8'9" x 11'4" (2.67m x 3.45m)

Wooden double glazed window to the side elevation. Pedestal wash hand basin with wall mounted mirror & lighting above. Radiator.

Bathroom

8'8" x 8'7" (2.64m x 2.62m)

Wooden double glazed window to the side elevation. Three piece bathroom suite comprising of; panel bath with wall mounted shower over, mid level WC, pedestal wash hand basin. Fully tiled walls. Wall mounted mirror fronted cabinet. Extractor fan. Chrome heated towel rail. Built in storage cupboard with radiator. Loft access.

Double Garage

15'11" x 19'11" (4.85m x 6.07m)

Two up & over garage doors. Wooden single glazed window to the side elevation. Power & lighting. Tap.

Basement

14'11" x 14'11" (approx) (4.55m x 4.55m (approx))

Power & lighting. Built in shelving.

Wood Shed

Brick built wood shed. Wooden door. Wooden single glazed window to the front elevation.

Exterior

To the front of the property there is stone walled garden at the property's boundary, featuring a selection of flowers and plants. A sweeping tarmac driveway provides off-road parking for up to four vehicles.

Gates to the side lead to the rear garden, where there is a brick-built wood shed and greenhouse. To the side is a stunning private South Facing Garden.

A vast Indian Stone patio area leads to a lawn with raised sleeper flower beds. A second set of steps lead to a separate lawned area and a second patio area, which is private, surrounded by a stunning selection of trees, plants and shrubs. Selection of outdoor lighting. Outside tap. Power socket.

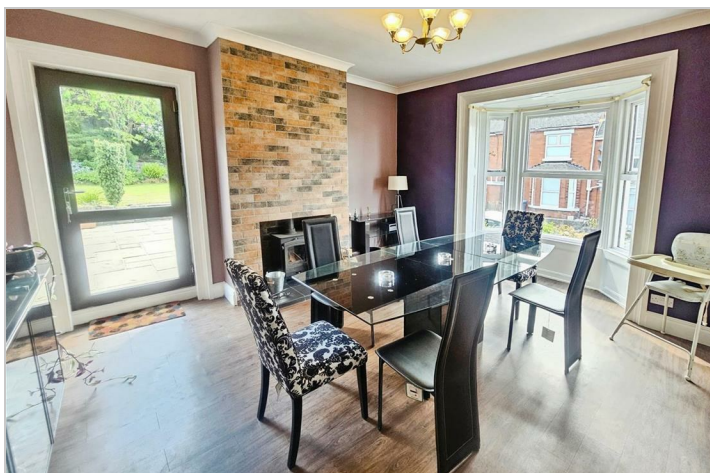
Additional Information

Freehold. Council Tax Band E.

PROPERTY SIZE APPROX:
2917 square feet/271 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.



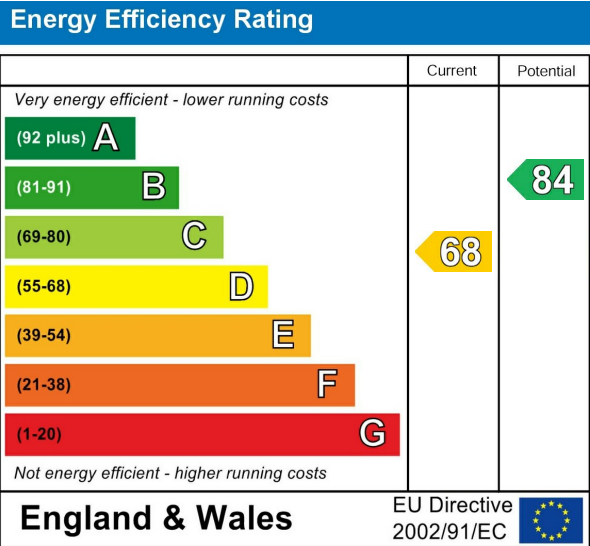
Road Map



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.