



9 Outclough Road

Brindley Ford, ST8 7QH

Offers in excess of £150,000

Available to purchase with no onward chain!



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Here at Carters, we are delighted to welcome to the market this extremely well presented mid-terrace property, boasting two reception rooms and three bedrooms. This would be an ideal starter home for first time buyers. Being part furnished with many of the larger furnishing items included in the sale, this presentation allows you to settle in and enjoy the property from day one.

Entering through the generous and bright entrance hall, you are then greeted with the lounge which features a bay window and a stove fire. To the rear of the property is a separate dining room with a Broseley cast iron electric stove. The kitchen is modern with high gloss units and having a separate utility room to the rear, the additional space is ideal for those with growing families. To the first floor there is a spacious and modern four piece bathroom suite, and three generous bedrooms.

Externally to the rear, there are tall Steel security gates and a gravel driveway providing secure off road parking. There is a handy outhouse providing storage space, and a selection of seasonal flowers, shrubs and trees adding to the ambiance of the private paved patio area - perfect for entertaining.

Situated on the outskirts of the local town, this property benefits from being close to excellent schools, amenities and transport links. There are also countryside walks to enjoy, with the likes of Chatterley Whitfield Heritage Country Park, Biddulph Valley Way and Knypersley reservoir, all just a short drive away.

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Entrance Porch

3' x 8'2" (0.91m x 2.49m)

UPVC double glazed entrance door to the front elevation. Single glazed wooden door to the rear elevation to access the entrance hallway.

Coving to the ceiling. Feature wall panelling. Radiator. Porcelain floor tiles.

Entrance Hallway

Access to the stairs. Coving to the ceiling. Feature wall panelling. Porcelain floor tiles.

Living Room

10'7" x 12'8" (3.23m x 3.86m)

UPVC double glazed bay window to the front elevation.

Electric stove fire with tile surround and hearth. Coving to ceiling. Feature wall panelling. Feature wall lights. Radiator. TV arial point.

32 inch TV. Black glass TV unit. Two two seater leather sofas. Curtains. Rug. Light Fitting.

Dining Room

10'10" x 11'10" (3.30m x 3.61m)

UPVC double glazed window to the rear elevation.

Electric Broseley cast iron electric stove with brick surround. Feature wall panelling. Under stairs storage cupboard. Radiator.

50 inch freeview TV. Two black wooden sideboards. Two Two seater black leather sofas. Rug. Curtains. Light fittings.

Kitchen

6'8" x 9'7" (2.03m x 2.92m)

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

Modern high gloss kitchen with a range of wall, base and drawer units. Laminate worksurfaces. Stainless steel sink with mixer tap and drainer. Built in extractor hood. Built in electric cooker. Built in four ring gas hob. Freestanding fridge freezer. Freestanding

dishwasher. Partially tiled walls. Radiator. Porcelain tiled flooring.

Utility

6'5" x 11'2" (1.96m x 3.40m)

Two UPVC double glazed windows to the side elevation.

Modern high gloss base unit. Laminate work surfaces. Freestanding washer dryer. Freestanding fridge freezer. Radiator. Porcelain tiled flooring.

Dining table and three chairs.

Stairs and Landing

Loft access. Radiator.

Bedroom One

12'11" x 8' (3.94m x 2.44m)

UPVC double glazed window to the rear elevation.

Radiator.

Double wardrobe. Three drawer chest. Pendant light fitting.

Bedroom Two

8'9" x 11'10" (2.67m x 3.61m)

UPVC double glazed window to the front elevation with secondary double glazing.

Fitted wardrobes. Radiator.

Dressing table with vanity mirror and stool.

Bedside cabinet. Velvet divan bed base.

Curtains. Light fittings.

Bedroom Three

6' x 10' (1.83m x 3.05m)

UPVC double glazed window to the front elevation with secondary double glazing.

Radiator.

Six drawer chest of drawers. Velvet divan bed base. Curtains. Light fittings.

Bathroom

6'8" x 9'7" (2.03m x 2.92m)

UPVC double glazed window to the side elevation.

Four piece bathroom suite comprising of; panel bath with waterfall tap, shower

enclosure with overhead shower and hand held shower, vanity basin unit with high gloss storage unit, recessed w.c. Partially tiled walls. Two wall mounted mirrors. Radiator. Porcelain tiled flooring.

Freestanding storage cupboard.

Exterior

To the front of the property are York stone steps leading to the entrance door, with a front garden laid to slate with a selection of flowers and shrubs.

To the rear there are double tall steel gates leading to a gravel driveway providing secure off road parking for one vehicle. There is a separate communal parking area with additional parking space. Paved patio area to the rear with garden Arbour seat and a selection of seasonal flowers and plants. Brick built outhouse with metal security door.

Additional Information

Freehold.

Council Tax Band A.

Total Floor Area: 87 square metres / 936 square foot.

Disclaimer

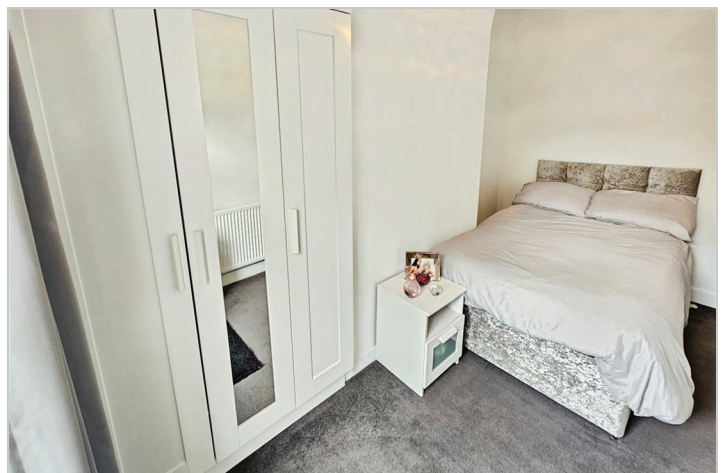
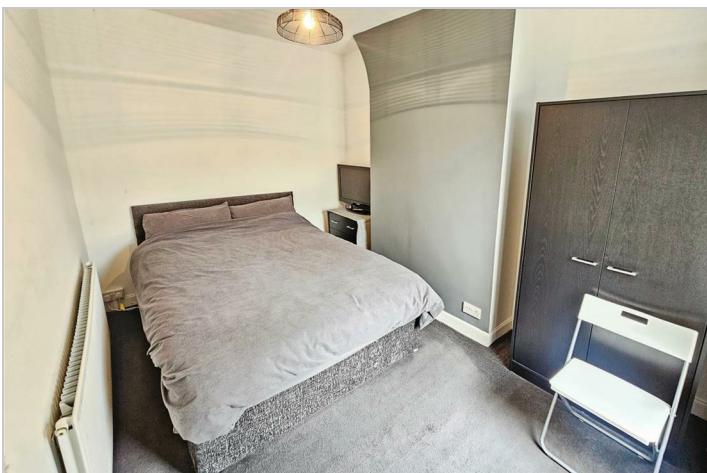
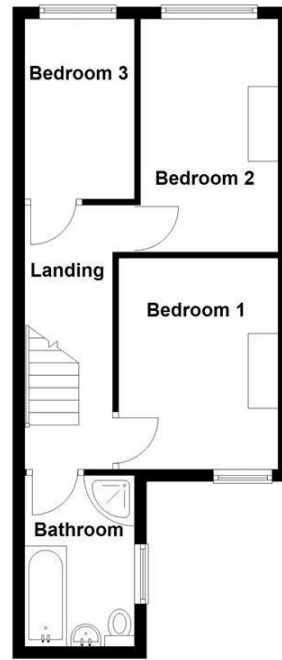
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Tel: 01782 470391

Ground Floor



First Floor



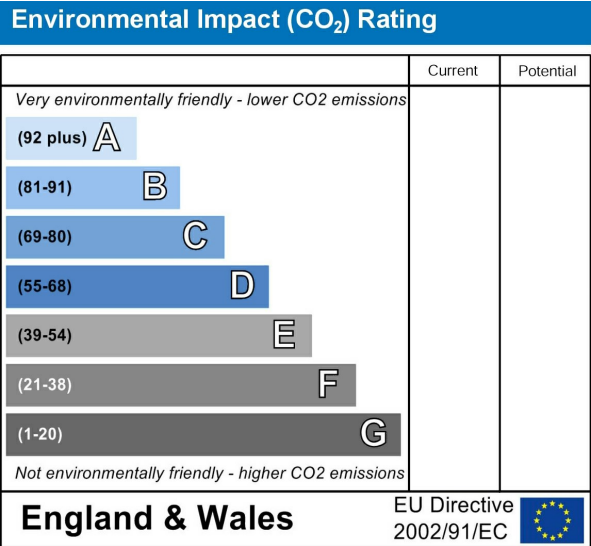
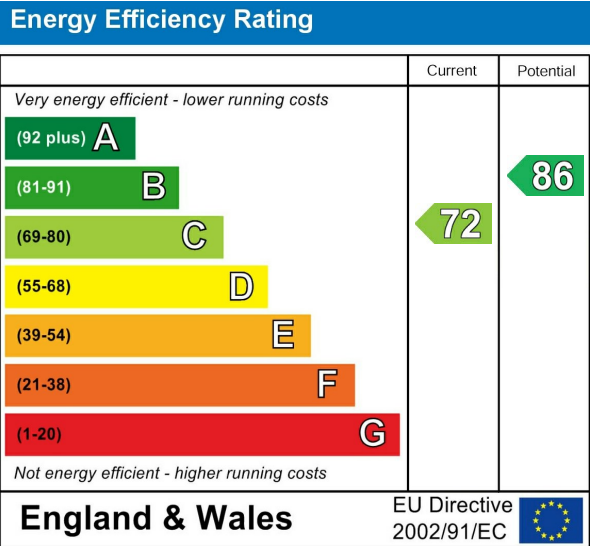
Road Map



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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