



## 61 Pennine Way

Biddulph, ST8 7EB

**Price £345,000**



Carters are delighted to present to the market this beautifully presented and tastefully designed dormer detached home on the sought-after Pennine Way in Biddulph. Spanning an impressive 1,108 square feet, this spacious four-bedroom property offers the perfect setting for family living.

Upon entry, you are welcomed by two inviting reception rooms, including a cosy lounge complete with a working fireplace—ideal for relaxing on chilly evenings. The layout strikes a perfect balance between comfort and space, creating a homely atmosphere that's perfect for everyday living and entertaining alike.

The accommodation is further enhanced by a generous double garage, offering secure storage and combined with the driveway there is parking for up to three vehicles.

Externally, the property truly shines. The substantial private gardens provide a tranquil retreat, bordered by tall conifer trees that ensure privacy and a sense of seclusion. Raised sleeper flower beds and a charming water feature add character and charm to this peaceful outdoor space.

Located close to reputable schools, this home is ideally situated for families seeking quality education and a convenient lifestyle. With its generous living space, stunning gardens, and desirable location, this property presents a rare opportunity to acquire a truly special home.

Don't miss your chance to make this exceptional property your own. Early viewing is highly recommended.



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## Entrance Hall

UPVC double glazed entrance door to the side elevation.

Access to the stairs. Radiator.

## Living Room

10'10" x 15'9" (3.30m x 4.80m)

UPVC double glazed bay window to the front elevation. UPVC double glazed window to the side elevation.

Working fireplace with a solid oak mantle and a brick surround. Recessed ceiling down lighters. Radiator. TV aerial point.

## Dining Room

8'10" x 13'4" (2.69m x 4.06m)

Two UPVC double glazed windows to the rear and side elevations. UPVC double glazed entrance door to the side elevation. Recessed ceiling down lighters. Radiator. Laminate flooring.

## Kitchen

9'1" x 10'10" (2.77m x 3.30m)

UPVC double glazed window to the rear elevation.

Fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Partially tiled walls with a brick effect tile. Ceramic sink with a mixer tap and a drainer tap. Built in electric oven. Built in four ring gas hob. Built in extractor fan. Space for a fridge freezer. Space for a dishwasher. Recessed ceiling down lighters. Radiator. Laminate flooring.

## Bathroom

7'3" x 6'4" (2.21m x 1.93m)

UPVC double glazed window to the side elevation.

Three piece fitted bathroom suite comprising of; panel bath with wall mounted shower, pedestal wash hand basin, mid level w.c.

Extractor fan. Partially tiled walls. Traditional style radiator. Vinyl flooring.

## Bedroom One

10'3" x 11'7" (3.12m x 3.53m)

UPVC double glazed window to the side elevation.

Radiator. TV aerial point.

## Bedroom Two

10'3" x 12'3" (3.12m x 3.73m)

UPVC double glazed window to the front elevation.

Fitted wardrobes. Radiator.

## Stairs and Landing

UPVC double glazed window to the side elevation.

## Bedroom Three

10'9" x 9'11" (3.28m x 3.02m)

UPVC double glazed window to the side elevation enjoying far reaching views.

Two eaves storage cupboards. Radiator.

## Bedroom Four

11'9" x 10' (3.58m x 3.05m)

UPVC double glazed window to the side elevation enjoying far reaching views.

Two eaves storage cupboards. Radiator.

## Externally

To the front of the property, a tarmac driveway provides off-road parking for up to three vehicles, leading to secure double gates that offer access to the rear garden. There is a front lawn and beautiful white blossom tree, with well-stocked borders featuring a variety of seasonal plants and shrubs.

The substantial rear garden is a true highlight — private and not overlooked, it is predominantly laid to lawn and framed by tall conifers for added seclusion. There are two attractive paved patio areas along with a decking area complete with a canopy over. Raised sleeper borders are filled with a colourful selection of flowers and plants, and there is a water feature. Additional features include two outside

taps, a double power socket and a garden shed.

## Garage

14'6" x 13'4" (4.42m x 4.06m)

Double garage. Outward opening wooden garage doors to the front elevation. Two UPVC double glazed window to the side and rear elevations.

Power and lighting. Space and plumbing for a washing machine.

## Additional Information

Freehold. Council Tax Band D.

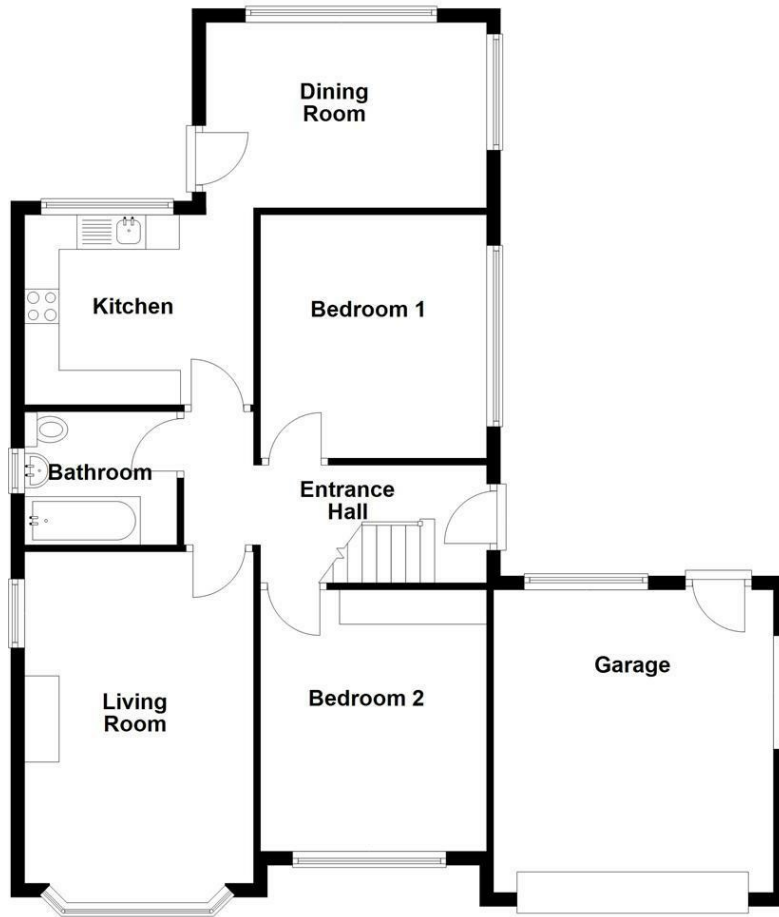
Total Floor Area: 103 Square Meters / 1108 Square Feet.

## Disclaimer

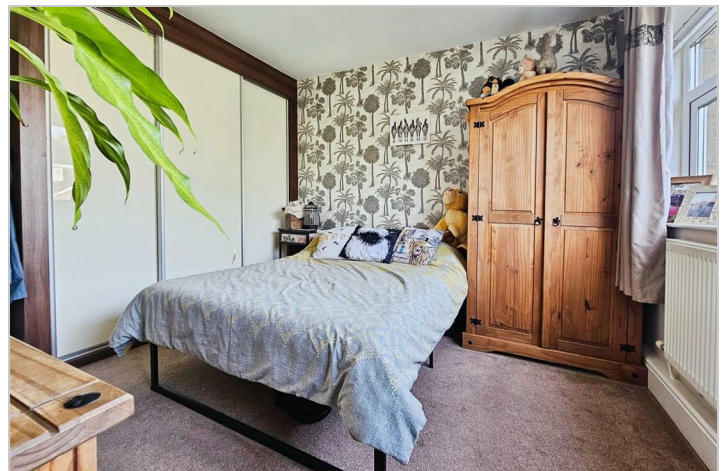
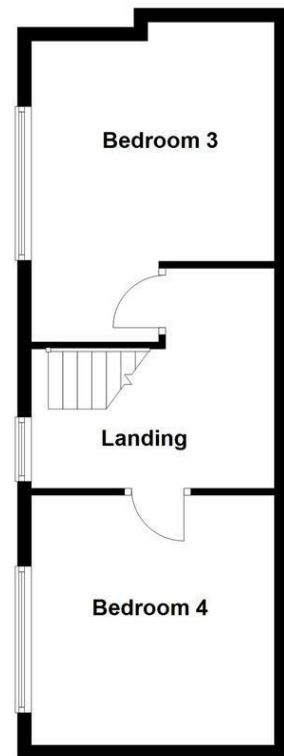
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Tel: 01782 470391

Ground Floor



First Floor





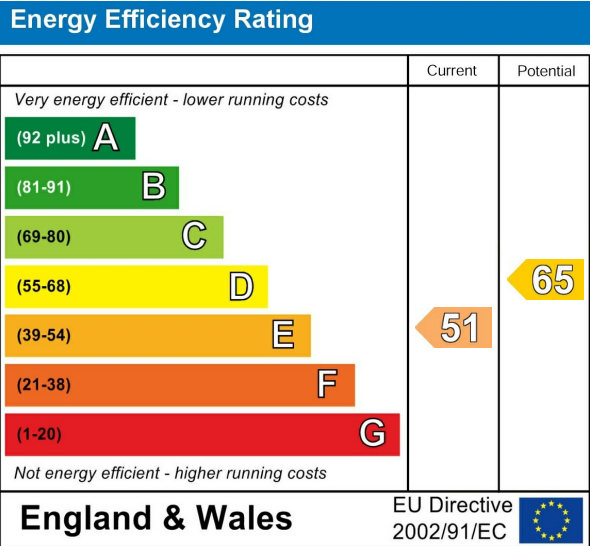
Road Map



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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