



## 50 Moorland Road

Biddulph, ST8 6EW

**Price £170,000**



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Carters are delighted to present this spacious and well-presented three-bedroom semi-detached home — a fantastic opportunity for first-time buyers, investors, or growing families.

With 979 sq ft of generous living space, this property offers well-proportioned rooms throughout. The open-plan lounge and dining area provides a comfortable and versatile space for both relaxing and entertaining, while the thoughtful layout ensures every area is practical and welcoming.

Upstairs, you'll find three spacious bedrooms, ideal for families, guests, or creating your own home office.

Outside, the property benefits from generous gardens to both the front and rear, offering space to unwind, play, or enjoy a bit of gardening. The front of the home enjoys a lovely open outlook across Biddulph Valley Park, bringing nature right to your doorstep.

Additional features include off-road parking for two vehicles, enhancing the convenience of this charming home.

Located in a friendly and established community, this home offers a wonderful blend of comfort, space, and location. Don't miss your chance to view — arrange a viewing today and start picturing your future here.

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## Entrance Hallway

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

Access to the stairs. Radiator. Laminate flooring.

## Lounge / Dining Room

23'7" x 13'9" (7.19m x 4.19m)

UPVC double glazed window to the rear elevation. UPVC double glazed sliding door to the rear elevation.

Gas fire with a tiled surround and wooden mantle. Two feature ceiling roses. Dado rail. Radiator. TV aerial point.

## Kitchen

11'10" x 8'1" (3.61m x 2.46m)

UPVC double glazed window to the front elevation. Wooden stable entrance door to the side elevation.

Fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Resin double sink with a mixer tap and a drainer. Built in electric cooker. Built in four ring electric hob. Built in extractor fan. Space for a dishwasher. Built in storage cupboard with power for a fridge freezer. Partially tiled walls. Radiator. Laminate flooring.

## Hallway

Wooden single glazed entrance doors to the front and rear elevations.

Laminate flooring. Storage room.

## Utility Room

6'2" x 5'1" (1.88m x 1.55m)

UPVC double glazed window to the front elevation.

Fitted base and wall units with laminate work surfaces. Space and plumbing for a

washing machine. Space for a tumble dryer. Laminate flooring.

## W.C

5'3" x 2'7" (1.60m x 0.79m)

UPVC double glazed window to the rear elevation.

Mid level w.c. Tiled flooring.

## Stairs and Landing

UPVC double glazed window to the front elevation.

Access to the loft.

## Bedroom One

12'4" x 12'1" (3.76m x 3.68m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bedroom Two

10'10" x 12' (3.30m x 3.66m)

UPVC double glazed windows to the rear and side elevations.

Built in wardrobes. Radiator. Laminate flooring.

## Bedroom Three

8'4" x 8'3" (2.54m x 2.51m)

UPVC double glazed window to the front elevation.

Fitted storage cupboards. Radiator. Laminate flooring.

## Externally

### Exterior

The front of the property enjoys attractive views over Biddulph Valley Park, offering a picturesque outlook. A paved driveway provides off-road parking for two vehicles, with a gated pathway leading to the entrance door. The front garden is laid to lawn and complemented by a shrub

border, adding a touch of greenery and privacy.

To the rear, a paved patio area provides an ideal space for outdoor seating and entertaining. This leads to a well-maintained lawn, bordered by a variety of seasonal plants, shrubs, and mature trees, creating a peaceful and private garden space. Additional features include a greenhouse, garden shed, and a pond, ideal for gardening enthusiasts and wildlife lovers.

## Additional Information

Freehold. Council Tax Band B.

Total Floor Area: 91 Square Meters / 979 Square Feet.

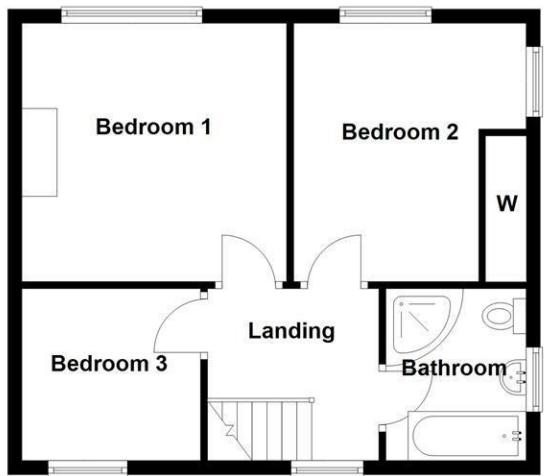
## Disclaimer

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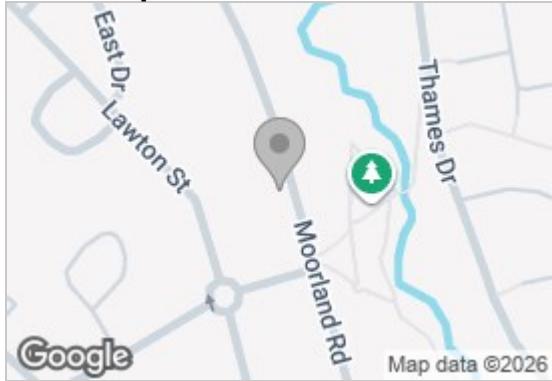
**Ground Floor**



**First Floor**



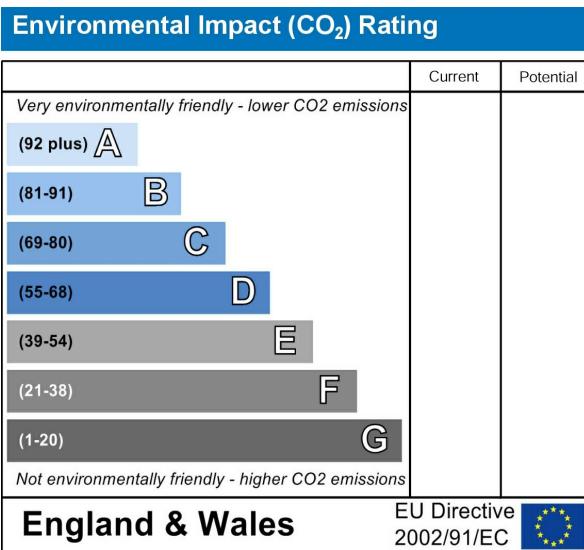
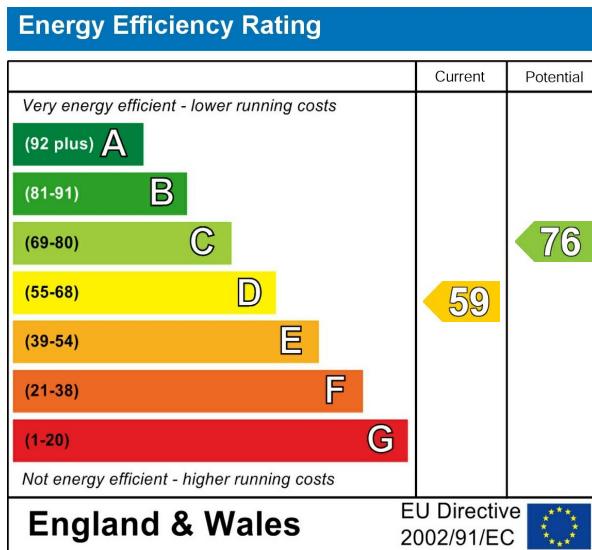
## Road Map



## 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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