



## 40 Station Road

Biddulph, ST8 6BS

**Price £130,000**



Carters are delighted to bring to market this beautifully presented two-bedroom semi-detached property, ideally positioned just a short walk from the town centre. Enjoying an elevated position, the home offers lovely open views and a welcoming, light-filled atmosphere throughout.

Step inside to a spacious lounge, complete with a characterful multifuel stove – perfect for cosy nights in. The fitted dining kitchen is well-appointed and generously sized, providing the ideal space for both everyday cooking and entertaining.

Upstairs, you'll find two comfortable bedrooms, offering plenty of room to relax and unwind, along with a modern, well-equipped bathroom for added convenience.

Outside, the property continues to impress with attractive gardens to both the front and rear – ideal for outdoor dining, gardening, or simply soaking up the sunshine.

This delightful home offers the perfect blend of comfort, style, and practicality, making it an excellent opportunity for first-time buyers. With its desirable location, elevated outlook, and homely feel, this is one not to be missed!



# 40 Station Road

Biddulph, ST8 6BS

Price £130,000



## Living Room

11'11" x 10'8" (3.63m x 3.25m)

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

Multi fuel stove burner with a fire safe wood effect mantle and a slate tiled hearth. Radiator. TV aerial point.

## Kitchen / Dining Room

15'10" x 7'5" (4.83m x 2.26m)

Two UPVC double glazed windows to the rear elevation.

Modern fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Stainless steel one and a half sink with a mixer tap and a drainer. Built in electric oven. Built in electric induction four ring hob with a built in extractor fan over. Space for a fridge. Space for a freezer. Space and plumbing for a washing machine. Combi boiler. Partially tiled walls. Radiator. Access to the stairs. Built in under stairs cupboard. Tiled flooring.

## Inner Hallway

UPVC double glazed entrance door to the side elevation.

Radiator. Tiled flooring.

## Bathroom

6'4" x 5'1" (1.93m x 1.55m)

UPVC double glazed window to the

front elevation.

Fitted three piece bathroom suite comprising of; panel bath with an electric wall mounted shower over, pedestal wash hand basin and a mid level w.c. Fully tiled walls. Electric chrome heated towel rail. Recessed ceiling down lighters. Tiled flooring.

## Stairs and Landing

Access to the loft which is partially boarded.

## Bedroom One

11'9" x 10'9" (3.58m x 3.28m)

UPVC double glazed window to the front elevation.

Radiator.

## Bedroom Two

9'2" x 7'5" (2.79m x 2.26m)

UPVC double glazed window to the rear elevation.

Radiator. Shelving.

## Externally

The property enjoys an elevated position with a well-maintained lawned garden to the front, complemented by a gated access leading to the rear.

To the rear, you'll find a low-maintenance gravel garden that serves as a real sun trap—ideal for relaxing or entertaining. There's also a decking area, perfect for

summer BBQs. An outside tap is conveniently located, and a composite shed is available by separate negotiation.

## Additional Information

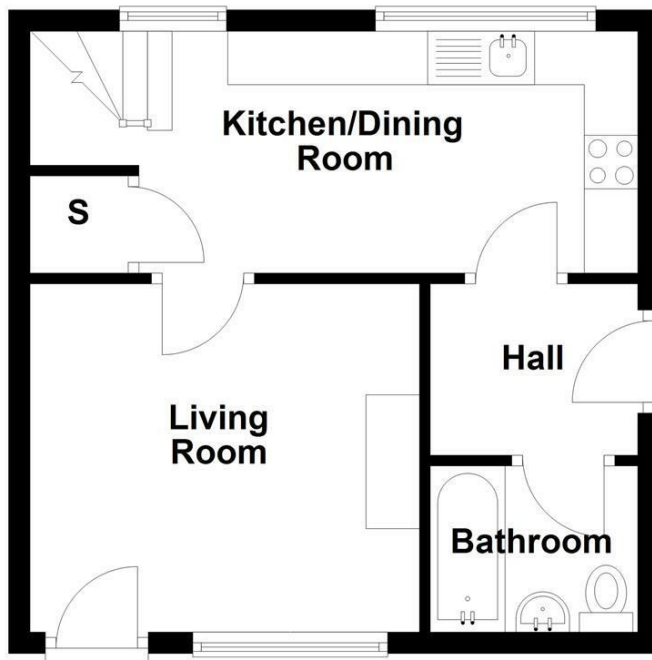
Freehold. Council Tax Band A.

Total Floor Area: 49 sqm / 527 sqft.

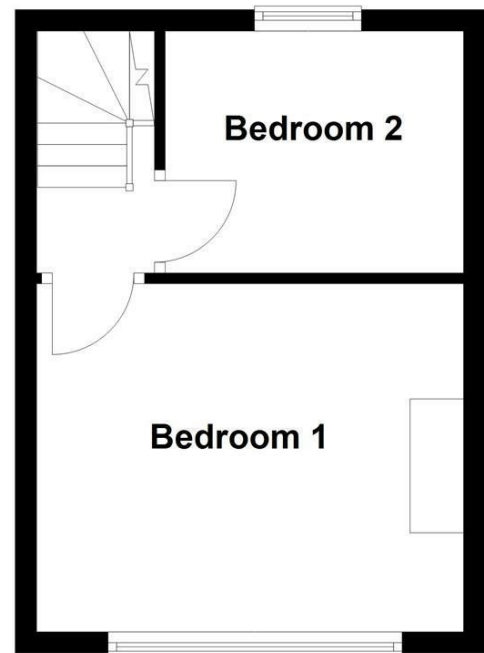
## Disclaimer

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.

**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.

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.