



## 25 Leek Lane

Biddulph Moor, ST8 7NA

**Offers in excess of £270,000**



Carters are delighted to welcome to the market this beautifully presented detached bungalow, situated in the highly sought-after semi-rural location of Biddulph Moor. Immaculately maintained throughout, this stunning property offers the perfect blend of comfort, style, and modern living.

The impressive bungalow features two well-proportioned bedrooms and a luxurious shower room, complete with a double power shower – perfect for a refreshing start to your day.

At the heart of the home lies the modern and spacious dining kitchen, an ideal space for both cooking and entertaining. The inviting reception room provides a warm and welcoming setting, perfect for relaxing after a long day.

Occupying a generous plot, the property benefits from a block-paved driveway offering ample off-road parking for several vehicles. To the rear, the property boasts an extensive lawned garden with a paved patio area and a uPVC double-glazed summer house—all surrounded by well-stocked borders filled with mature plants and shrubs.

Presented to a high standard throughout, this charming bungalow is ready to move into, allowing you to settle in and enjoy your new home straight away.

Offered to the market with no upward chain, this delightful residence combines modern amenities with the tranquillity of semi-rural living. Whether you are seeking a peaceful retreat or a welcoming family home, this property in Biddulph Moor is sure to impress.

# 25 Leek Lane

Biddulph Moor, ST8 7NA

Offers in excess of £270,000



## Side Entrance Porch

UPVC double glazed entrance door to the side elevation.  
Built in storage cupboard. Access into the dining kitchen.,

## Entrance Hallway

UPVC double glazed entrance door to the front elevation.  
Coving to the ceiling. Access to the loft.  
Radiator.

## Dining Kitchen

14'8" x 9'9" (4.47m x 2.97m)

UPVC double glazed window to the front elevation.  
Fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Resin sink with a mixer tap and a drainer. Space for a fridge freezer. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Built in oven. Built in induction hob. Built in extractor fan. Tiled splashback. Dining space. Radiator. Wood effect vinyl flooring.

## Living Room

11'9" x 13'9" (3.58m x 4.19m)

UPVC double glazed bay window to the front elevation. UPVC double glazed window to the side elevation.  
Coal effect electric fire with a marble surround. Coving to the ceiling. Two radiators.

## Bedroom One

11'9" x 9'11" (3.58m x 3.02m)

UPVC double glazed window to the front elevation.  
Fitted wardrobes and drawer units.  
Coving to ceiling. Radiator.

## Bedroom Two / Dining Room

9'11" x 11'2" (3.02m x 3.40m)

UPVC double glazed window to the rear elevation.  
Coving to ceiling. Radiator.

## Shower Room

6'9" x 7'3" (2.06m x 2.21m)

UPVC double glazed frosted window to the side elevation.  
Luxurious three piece fitted bathroom suite comprising of; double width shower enclosure with a power shower over, countertop wash hand basin with vanity storage units under and a recessed w.c. Recessed ceiling downlighters. Partially tiled walls. Radiator. Wood effect vinyl flooring.

## Garage

16'2" x 8'3" (4.93m x 2.51m)

Electric up and over garage door to the front elevation. UPVC entrance door to the side elevation. UPVC double glazed window to the side elevation.  
Power and lighting.

## Externally

To the front, a block-paved driveway provides ample off-road parking for several vehicles. The attractive lawned garden is set behind a stone wall and features well-tended flower borders filled with a variety of seasonal plants, shrubs, and flowers.

To the rear, there is an exceptionally generous lawned garden with a paved patio area, and a UPVC double-glazed summer house. The garden is beautifully

stocked with an array of mature plants and shrubs, creating a vibrant outdoor space. An outside tap is also provided.

## Additional Information

Freehold. Council Tax Band C.

Total Floor Area : 65 Square Meters / 699 Square Foot.

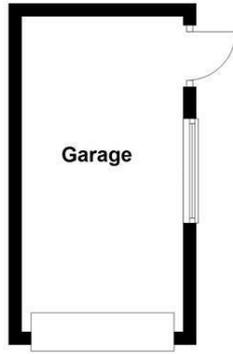
Attention: This property may be mortgagable but this will be dependent on lender preference and criteria, due to Red Ash.

## Disclaimer

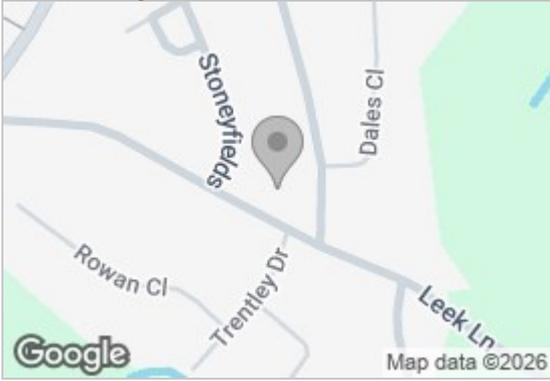
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment 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.

Tel: 01782 470391

Ground Floor



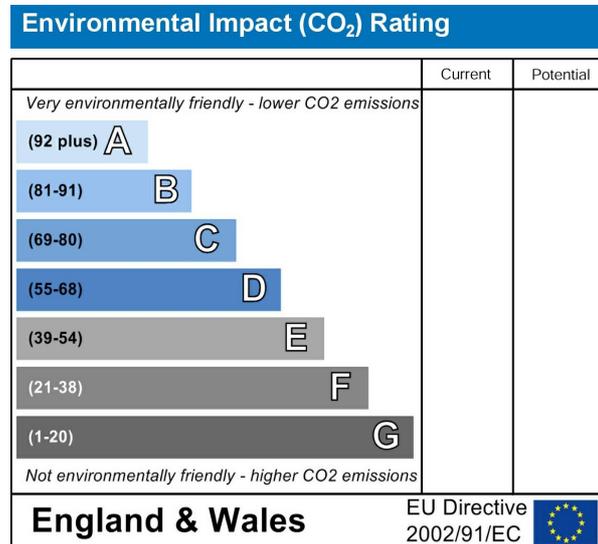
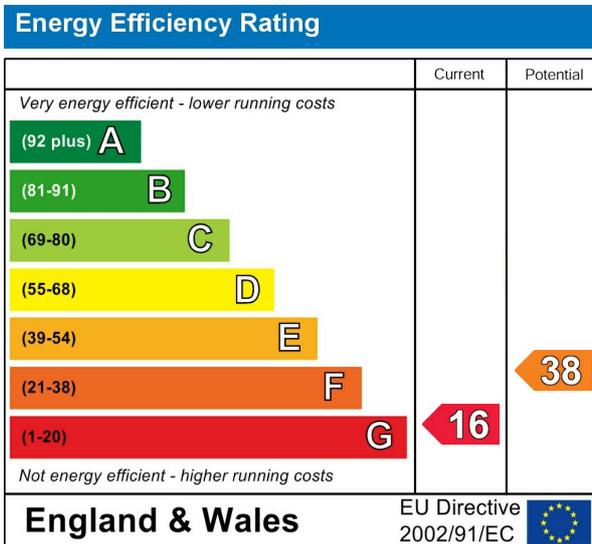
## Road Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**[www.carters-estateagents.co.uk](http://www.carters-estateagents.co.uk)**