



1 Edgeley Road

Biddulph, ST8 7DD

Offers in excess of £180,000



Here at Carters we are proud to present this well-proportioned three-bedroom semi-detached home, ideally suited to first-time buyers and offered for sale with no onward chain.

Occupying a substantial corner plot in the sought-after area of Biddulph, the property benefits from gardens to the front, side, and rear, all bordered by mature hedging providing a good degree of privacy. From its position, the home also enjoys far-reaching views towards Biddulph Moor.

To the front, a driveway provides off-road parking for up to four vehicles and leads to a detached single garage. Internally, the accommodation comprises a welcoming entrance hallway, a spacious lounge featuring an electric fire with stone-effect surround and marble hearth, and a modern fitted kitchen positioned at the heart of the home. To the first floor are three well-proportioned bedrooms and a family bathroom, complemented by a separate WC.

Externally, the generous rear garden is mainly laid to lawn and includes a pond, offering excellent outdoor space with significant potential for enhancement or further development (subject to the necessary permissions).

A superb opportunity to acquire a spacious home on a generous plot in a popular residential location, ideal for those looking to take their first step onto the property ladder.

1 Edgeley Road

Biddulph, ST8 7DD

Offers in excess of £180,000



Entrance Hallway

UPVC double glazed entrance door to the front elevation with frosted glass. UPVC double glazed window to the side elevation.

Stairs to the first floor. Under stairs storage cupboard. Radiator. Laminate flooring.

Kitchen

12'5" x 11'1" (3.78m x 3.38m)

Composite double glazed entrance door to the rear elevation. Two UPVC double glazed windows to the side and rear elevations.

Modern amphracite grey high gloss fitted kitchen having a range of wall, base and drawer units. Quartz effect work surfaces. Built in breakfast bar. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Space and plumbing for a washing machine. Space for a tumble dryer. Built in electric oven. Built in four ring induction hob with an extractor fan over. Space for a fridge freezer. Radiator. Laminate flooring.

Living Room

17'10" x 11'1" max (5.44m x 3.38m max)

UPVC double glazed window to the front elevation. UPVC double glazed entrance door to the rear elevation with side lights.

Electric fire with a stone effect surround and a marble hearth. Radiator. TV point. Laminate flooring.

Stairs and Landing

UPVC double glazed window to the side elevation.

Access to the loft. Radiator.

Bedroom One

13'7" x 9'3" (4.14m x 2.82m)

UPVC double glazed window to the front elevation.

Radiator. TV point.

Bedroom Two

8'102 x 9'2" max (2.44m x 2.79m max)

UPVC double glazed window to the rear elevation.

Radiator. TV point.

Bedroom Three

8'1" x 12'3" max (2.46m x 3.73m max)

UPVC double glazed window to the front elevation.

Radiator.

Bathroom

UPVC double glazed window to the rear elevation with frosted glass.

Three piece fitted bathroom suite comprising of; a panel bath, a shower enclosure with an electric shower and a pedestal wash hand basin. Built in storage cupboard. Fully tiled walls. Vinyl flooring.

W.C

UPVC double glazed window to the side elevation.

Low level w.c. Fully tiled walls. Vinyl flooring.

Garage

18'8" x 9'6" (5.69m x 2.90m)

Detached single garage. Wooden double opening garage doors to the front elevation. Hard wood single glazed window to the side elevation. Hard wood entrance door to the side elevation.

Externally

A generous corner plot featuring

well-maintained lawned gardens to the front, rear, and side, all enclosed by established hedge borders providing privacy and greenery. The property benefits from off-road parking for up to four vehicles, along with a detached garage. Additional outdoor features include a pleasant garden pond, adding character and a focal point to the landscaped space.

Additional Information

Freehold. Council Tax Band A.

Please be advised that this property is a fully rebuilt ex-Schindler property and the sellers have the appropriate documentation to confirm.

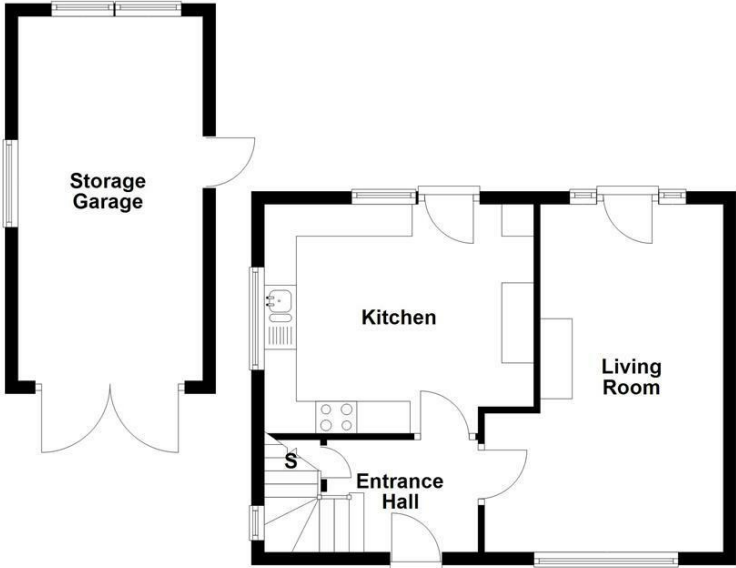
TOTAL FLOOR AREA: 77 SQUARE METERS / 828 SQUARE FOOT.

Disclaimer

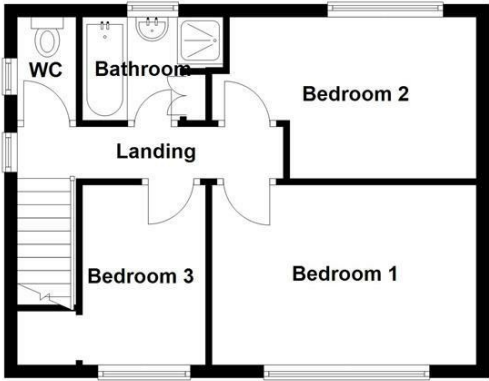
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment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



First Floor



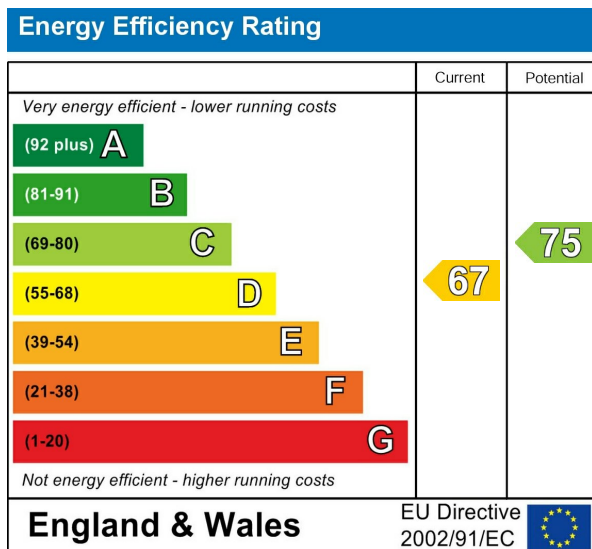
Road Map



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 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