



## 18 Hunters Close

Biddulph, ST8 6SY



Offers in excess of

**£280,000**

Here at Carters, we are proud to welcome to the market this immaculately presented, three bedroom family home that has been very much loved and cared for by the original owners since it's build in the 1970s.

Being tucked away towards the head of a family friendly cul-de-sac, within the highly sought-after and favourable Haydon Park Estate, just on the outskirts of the town centre, this lovely home is positioned perfectly for those long-awaited Spring walks with the family. Not only are there fantastic walks and parks for the family to enjoy, but also some of the very best local amenities just around the corner, including supermarkets, Halls Road playing fields, Biddulph Valley Way and the GP surgery. If this wasn't enough, the property falls into the catchment area for many of the excellent local schools, such as Kingsfield First, Woodhouse Middle and Biddulph High. The accommodation itself is deceptively spacious, enjoying ample living space to enjoy entertaining friends and family on those special occasions, comprising of a cosy living room, a modern 'cottage' style kitchen as well as a modern WC and a conservatory. Head up the stairs where there is more to enjoy, with a modern family bathroom and three bedrooms, all of which are generous doubles, whilst the main bedroom is larger than most, allowing space for any extra storage needs or for an ensuite to be designed and added, if so desired. Externally, the property is just as impressive, with a detached garage to the side, a paved driveway to allow parking for several vehicles, as well as landscaped gardens to both the front and rear. The front garden adds extra kerb appeal to what is already an attractive property, being very much cared for over the years and is often admired from neighbours. The rear garden is a private space which is just as beautiful, offering a pretty and tranquil space to sit out and relax, either whilst the kids play in the warmer months or after a long day at work with a glass in hand.

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## Entrance Hall

UPVC double glazed entrance door to the side elevation. Coving. Radiator. Laminate flooring. Storage cupboard with space and plumbing for a washing machine. Stairs to the first floor leading off.

## WC

UPVC double glazed window to the side elevation. A modern two piece suite comprising of a recessed WC and a vanity hand wash basin unit. Partially tiled walls. Heated ladder towel rail.

## Living Room

15'7 x 11'1 (4.75m x 3.38m)  
UPVC double glazed bow window to the front elevation. Feature electric fireplace with a marble hearth and surround. Coving. Two radiators. Television point.

## Kitchen/Diner

11'10 x 10'7 (3.61m x 3.23m)  
Two UPVC double glazed windows to the rear and one to the side elevation. UPVC double glazed entrance door to the rear elevation. A selection of modern fitted wall, drawer and base units incorporating work surfaces with an inset sink, mixer tap and a drainer. Built in NEFF oven and microwave with a four ring electric hob and extractor hood. Integrated fridge/freezer. Coving. Partially tiled walls. Radiator. Laminate flooring.

## Conservatory

9'7 x 7'6 (2.92m x 2.29m)  
UPVC double glazed windows to the side and rear elevation. UPVC double glazed entrance door to the side elevation. Radiator. Laminate flooring.

## First Floor Landing

UPVC double glazed window to the side elevation. Coving. Loft access.

## Bedroom One

15'9 x 12'1 (4.80m x 3.68m)  
Two UPVC double glazed windows to the front elevation. Coving. Two radiators.

## Bedroom Two

9'2 x 8'5 (2.79m x 2.57m)  
UPVC double glazed window to the rear elevation. Radiator. Storage cupboard.

## Bedroom Three

9'2 x 7'0 (2.79m x 2.13m)  
UPVC double glazed window to the rear elevation. Built in storage cupboard. Radiator.

## Bathroom

UPVC double glazed window to the side elevation. A modern fitted four piece suite comprising of a panel bath, a shower enclosure with a wall mounted shower head and a rainfall shower head, a vanity hand wash basin unit and a recessed WC. Coving. Partially tiled wall. Radiator. Laminate flooring.

## Exterior

To the front there is a pretty lawned garden, and a generous driveway providing off road parking for several vehicles which extends to the side elevation and leads to a detached garage. The rear is private and enclosed, with a small lanwed garden and paved patio areas.

## Garage

19'2 x 8'1 (5.84m x 2.46m)  
Up and over door to the front elevation. Power and lighting.

## Additional Information

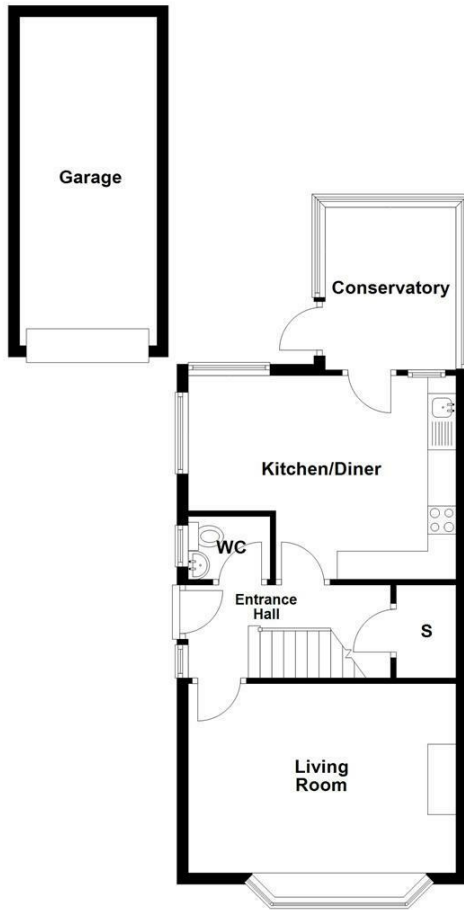
Freehold, Council Tax Band C.

Total Floor Area: 86 Square Meters / 925 Square Foot.

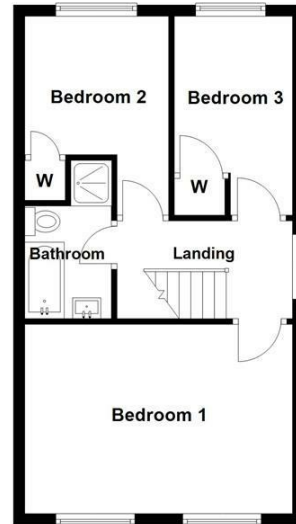
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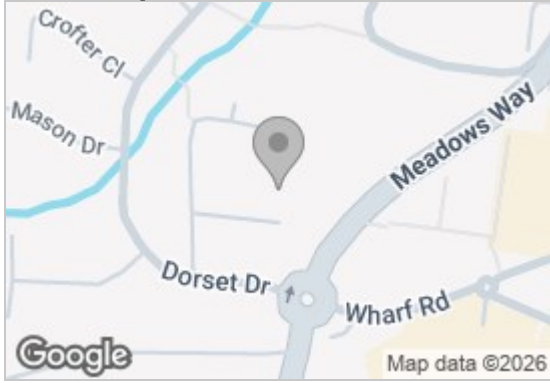
Ground Floor



First Floor



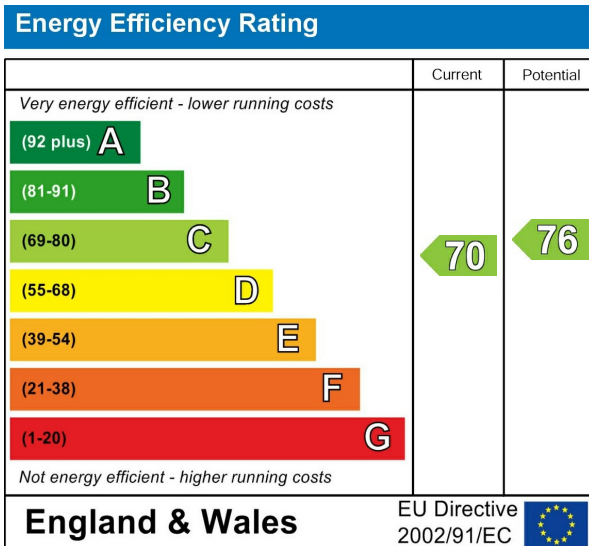
## Road Map



## 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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