



## 96 Moorland Road

Biddulph, ST8 6EP

Price £160,000



Available to purchase with no onward chain!

Carters are proud to welcome to the market this delightful three-bedroom semi-detached home, offering an excellent opportunity for first-time buyers or small families seeking a comfortable and inviting space.

The property features a bright and spacious reception room, perfect for relaxing or entertaining guests. The layout is both practical and well-designed, making full use of the available space.

To the rear, you'll find a generous garden — ideal for children to play, outdoor dining, or gardening enthusiasts. The front of the home enjoys lovely countryside views, adding to its charm and appeal.

Further benefits include off-road parking for one vehicle, gas central heating, and double glazing.

With its attractive setting, versatile layout, and welcoming atmosphere, this property is a rare find and not to be missed.

Book your viewing today with Carters.

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## Entrance Hallway

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation. Access to the stairs. Radiator.

## Living Room

22'6" x 7'8" (6.86m x 2.34m)

UPVC double glazed window to the front elevation. UPVC double glazed french doors to the rear elevation. Coving to ceiling. Living flame gas fire with a tiled surround and hearth and a wooden mantle. Two radiators. TV aerial point.

## Kitchen / Dining Room

11'5" x 15'

UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the front elevation. Kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Gas freestanding cooker with a four ring gas hob. Space and plumbing for a washing machine. Space for a fridge freezer. Space for a tumble dryer. Built in under stairs storage cupboard. Coving to ceiling. Radiator. Vinyl flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation. Access to the loft. Radiator.

## Bedroom One

11'8" x 11'1"

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

## Bedroom Two

10'11" x 8'8" (3.33m x 2.64m)

UPVC double glazed window to the rear elevation. Coving to ceiling. Built in storage cupboard/wardrobe. Radiator.

## Bedroom Three

8'11" x 8'4" (2.72m x 2.54m)

UPVC double glazed window to the front elevation. Coving to ceiling. Built in storage cupboards. Radiator.

## Wet Room

UPVC double glazed window to the side elevation. Electric wall mounted shower. Wall mounted wash hand basin. Low level w.c. Extractor fan. Partially tiled walls. Electric fan heater. Chrome heated towel rail. None slip vinyl flooring.

## Externally

To the front of the property, there is a tarmac driveway providing off-road parking, along with a gated pathway leading to the front door. The front garden is gravelled and features a selection of seasonal plants and shrubs. Side access leads conveniently to the rear garden.

To the rear of the property, there is a generous garden comprising a paved patio area, a well-maintained lawn with established shrub borders, a greenhouse, two garden sheds, and an outside tap — ideal for gardening enthusiasts and outdoor entertaining.

## Additional Information

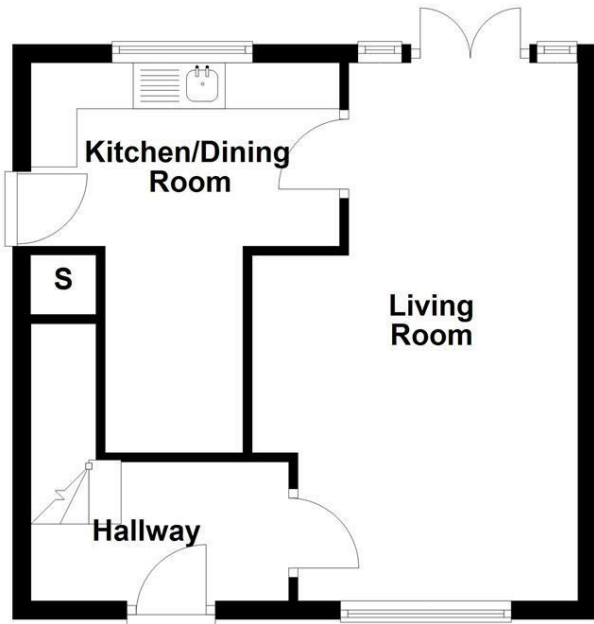
Freehold. Council Tax Band A.

Total Floor Area: 78 Square metres/839 square feet.

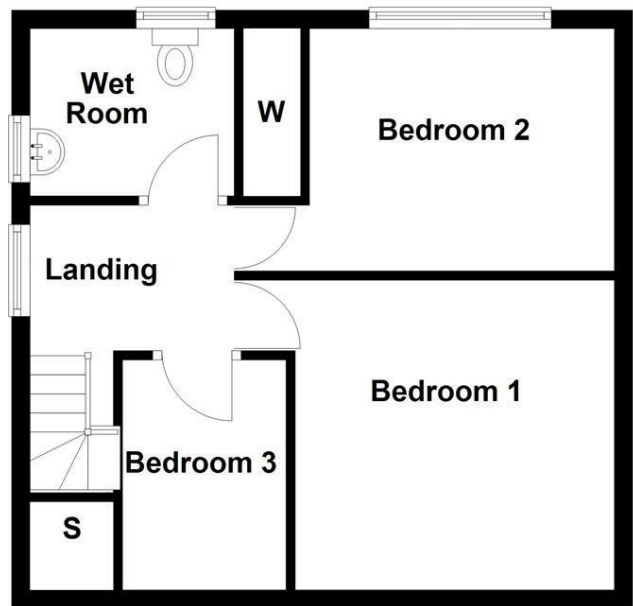
## Disclaimer

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Ground Floor



First Floor



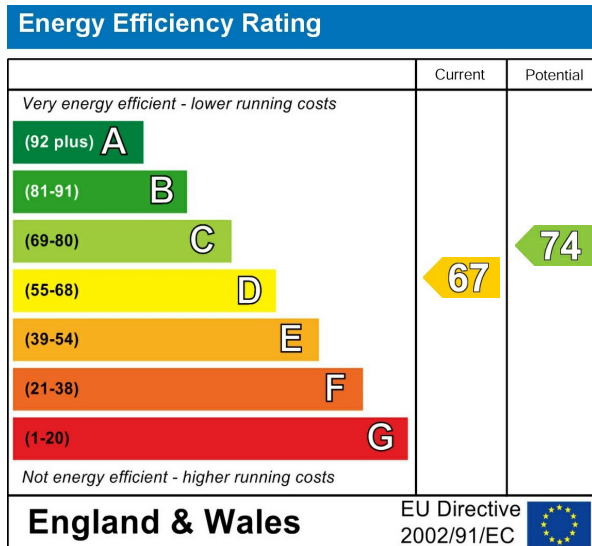
## Road Map



## 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.

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.

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