



7 Kingsfield Road

Biddulph, ST8 6DN

Offers over £220,000



Carters are delighted to welcome to the market this beautifully presented traditional semi-detached home, ideally positioned in the heart of Biddulph town centre. Combining charming period features with a stylish contemporary interior, this impressive property is conveniently located within walking distance of reputable schools, shops, doctors and local amenities.

A generous tarmac driveway to the front provides ample off-road parking for several vehicles. Stepping inside, the character of the home is immediately apparent, with a stunning entrance hallway showcasing original Minton tiled flooring and a traditional-style radiator.

To the front of the property is an inviting living room, enhanced by an attractive bay window and cosy multifuel burner – the perfect space in which to relax.

Undoubtedly the heart of the home is the spacious kitchen/dining area, offering an excellent setting for both everyday family life and entertaining. French doors create a wonderful connection with the garden, allowing plenty of natural light to fill the space. A convenient guest W.C. completes the ground-floor accommodation.

To the first floor are three well-proportioned bedrooms together with a family bathroom.

Externally, the rear garden offers an attractive and versatile outdoor space, with a paved seating area ideal for al fresco dining, a lawned garden and a detached garage with power.

With its blend of traditional character, stylish presentation and highly convenient location, this wonderful home is ready to be enjoyed by its next owners.

Early viewing is highly recommended to fully appreciate everything this superb property has to offer.

7 Kingsfield Road

Biddulph, ST8 6DN

Offers over £220,000



Entrance Hallway

Composite double glazed entrance door to the front elevation. Coving to the ceiling. Stairs to the first floor. Traditional style radiator. Original Minton tiled flooring.

Living Room

11'4" x 11'3" (3.45m x 3.43m)
UPVC double glazed bay window to the front elevation. Multi fuel stove burner with a slate hearth and a composite wood effect mantle with a brick surround. Coving to the ceiling. Traditional style radiator. Newly fitted carpet.

Kitchen Area

11'5" x 11'4" (3.48m x 3.45m)
UPVC double glazed window to the rear elevation. Contemporary fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Rangemaster oven (available via separate negotiation), including a double oven and grill and a five ring gas hob. Space for a fridge freezer. Space and plumbing for a washing machine. Space for a tumble dryer. Coving to the ceiling. Tiled flooring.

Dining Area

8'1" x 6'4" (2.46m x 1.93m)
UPVC double glazed French doors to the rear elevation leading to the garden. Coving to the ceiling. Radiator. Tiled flooring.

Ground Floor W.C.

UPVC double glazed window to the side elevation. Wall mounted wash hand basin with a tiled splash back. Mid level w.c. Quarry tiled flooring.

Stairs and Landing

UPVC double glazed window to the side elevation. Access to the fully boarded loft space which has a fitted ladder and lighting. Newly fitted carpet.

Bedroom One

11'3" x 11'3" (3.43m x 3.43m)
UPVC double glazed window to the rear elevation. Coving to the ceiling. Fitted Sharps wardrobes and dresser unit. TV point. Radiator. Carpet.

Bedroom Two

11'3" x 11'3" (3.43m x 3.43m)
UPVC double glazed window to the front elevation. Radiator. TV point. Carpet.

Bedroom Three

6'4" x 8'1" (1.93m x 2.46m)
UPVC double glazed window to the front elevation. Coving to the ceiling. Fitted storage shelving with a clothes rail. TV point. Radiator.

Bathroom

UPVC double glazed window to the rear elevation. P-shaped panel bath a rainfall shower and handheld shower attachment over. Bespoke made vanity basin unit with storage under. Low level w.c. Fully tiled walls. Chrome heated towel rail. LVT flooring.

Garage

11'7" x 6'10" (3.53m x 2.08m)
Double outward opening garage doors to the front elevation. Power and lighting.

Externally

Externally, the property offers excellent off-road parking to the front, with a generous tarmac driveway providing space for several vehicles.

To the rear is an attractive and well-maintained garden, thoughtfully arranged to provide space for both relaxing and entertaining. A paved seating area offers the

perfect spot for outdoor dining and summer gatherings, while the lawn provides a pleasant green outlook and space for children or pets to enjoy.

Additional Information

Freehold.

Council Tax Band B.

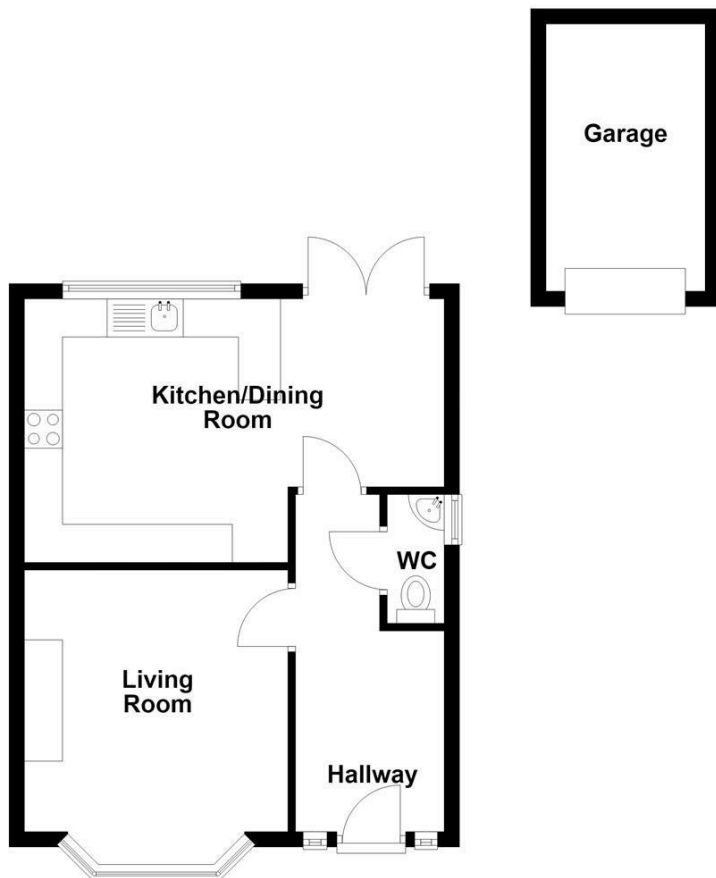
Total Floor Area: 840 Square Foot / 78 Square Meters.

Disclaimer

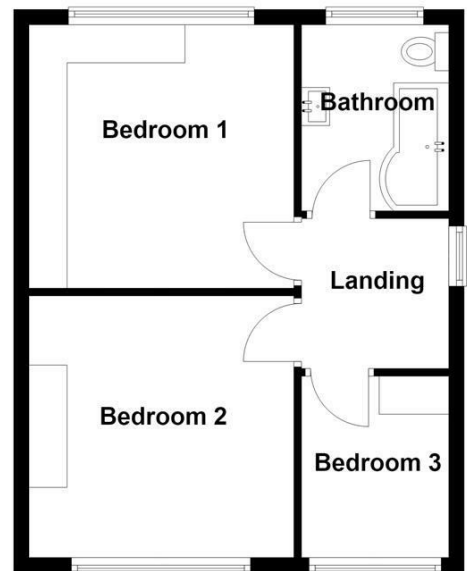
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment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



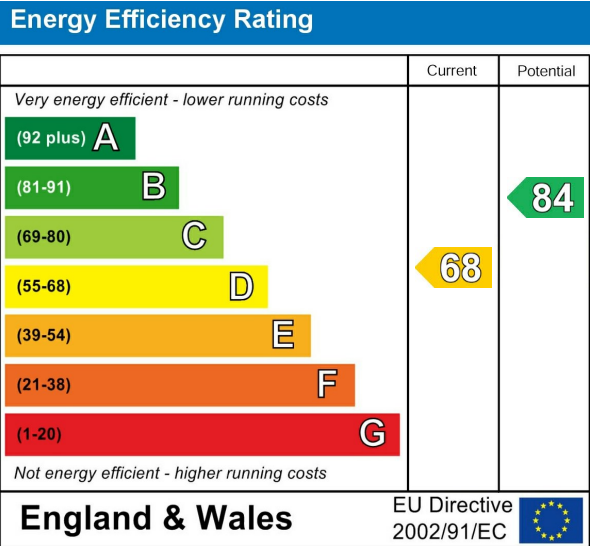
Road Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.