



## 9 Lord Street

Biddulph, ST8 7DQ

**Price £174,950**



Carters are delighted to present to the market this beautifully presented three-bedroom semi-detached family home, ideally situated close to the town centre and well-regarded local schools.

Upon entering the property, you are welcomed into a spacious and inviting living room, featuring an attractive bay window to the front elevation, elegant marble fireplace, and French doors opening onto the rear garden — creating a light and airy living space perfect for both relaxing and entertaining.

The generous kitchen offers ample storage and plenty of room for dining, making it a practical and sociable hub of the home.

Upstairs, you will find three well-proportioned bedrooms, all benefitting from fitted wardrobes, along with a newly installed, luxurious shower room finished to a high standard.

Externally, the property continues to impress. To the front, a block-paved driveway provides off-road parking for two vehicles. Side gates offer access to the rear garden, which has been thoughtfully designed for low maintenance, featuring extensive paving with gravel borders. The garden also includes a useful shed with electricity connected — ideal for storage or as a workshop — as well as the added convenience of an outside tap.

Don't miss this fantastic opportunity to make this wonderful house your new home.

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### Entrance Hallway

UPVC double glazed entrance door and window to the front elevation. Coving to the ceiling. Access to the stairs. Radiator. Laminate flooring.

### Living Room

9'1" x 17'9" (2.77m x 5.41m)

Hardwood double glazed bay window to the front elevation. UPVC double glazed french doors to the rear elevation. Gas fire with a marble surround. Coving to ceiling. Feature ceiling rose. Feature wall lights. Two radiators. TV point. Laminate flooring.

### Kitchen / Dining Room

13'6" x 12'9" (4.11m x 3.89m)

UPVC double glazed entrance door to the rear elevation. UPVC double glazed window to the rear elevation. Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half bowl sink. Built in double electric oven. Built in four ring gas hob. Space and plumbing for a washing machine. Integrated fridge. Integrated freezer. Dining space. Under stairs storage cupboard. Laminate flooring.

### Stairs and Landing

UPVC double glazed window to the side elevation. Coving to the ceiling. Access to the loft which is partially boarded and has a ladder. Dado rail.

### Bedroom One

9'5" x 11'11" (2.87m x 3.63m)

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

### Bedroom Two

10'7" x 8' (3.23m x 2.44m)

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

### Bedroom Three

8'7" x 5'11" (2.62m x 1.80m)

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

### Bathroom

8'11" x 5'6" (2.72m x 1.68m)

UPVC double glazed window to the rear elevation. Three piece fitted bathroom suite comprising of; corner shower enclosure, counter top wash hand basin with storage under and a recessed w.c. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Aqua paneling. LED vanity mirror. Vinyl flooring.

### Externally

Externally, to the front of the property, there is a block-paved driveway providing off-road parking for two vehicles. Gates to the side of the

property lead through to a generous rear garden.

The garden is designed for low maintenance, being mainly paved with gravel borders. It also benefits from a useful shed with electricity connected, making it ideal for storage or use as a workshop. An outside tap adds further convenience.

### Additional Information

Total Floor Area: 893 Square Foot / 83 Square Meters.

Freehold. Council Tax Band A.

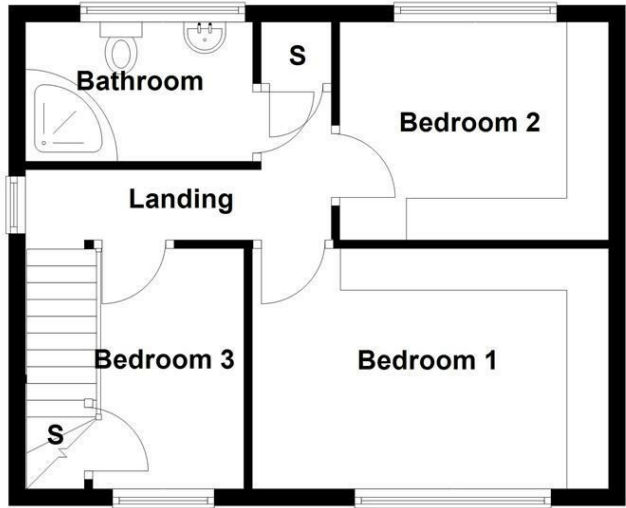
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**Ground Floor**



**First Floor**



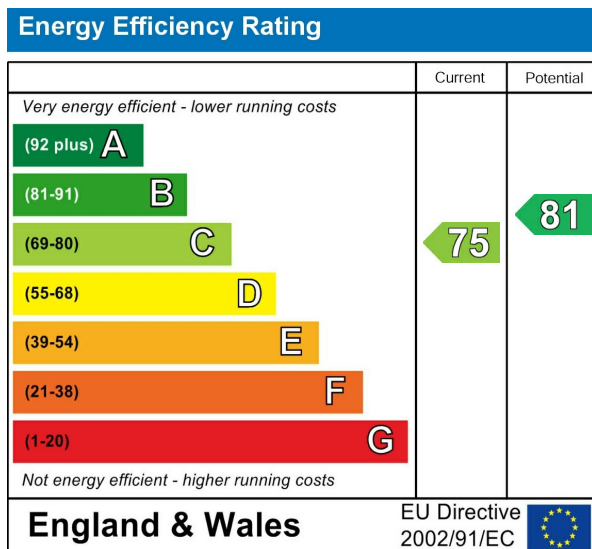
## Road Map



## 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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