CARTERS
ESTATE AGENTS

# 63 Ox Hey Drive

Biddulph, ST8 7EU

**Offers over £250,000**

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Available to purchase with no onward chain!

Carter's Estate Agents are pleased to offer for sale this detached bungalow, occupying a generous plot in a highly sought-after location, conveniently positioned close to the town centre, leisure facilities and local schools.

The well-proportioned accommodation briefly comprises a fitted kitchen with integrated appliances, an open-plan living and dining area featuring a charming fireplace, two bedrooms, and a recently installed modern shower room.

The property stands on an exceptionally generous plot and is complemented by well-maintained lawned gardens to the front and side, enhanced by a selection of established shrubs, seasonal planting and mature trees. A driveway provides ample off-road parking for up to four vehicles and leads to the garage.

To the side of the property, a secure gated access leads to the rear garden, which is predominantly laid to lawn and further benefits from a paved patio area and a timber garden shed.

Early inspection is strongly recommended, as detached bungalows of this nature and location are rarely available and are known to attract a high level of interest.

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## Offers over £250,000

### Entrance Hallway

UPVC double glazed entrance door to the side elevation.
Radiator. Laminate flooring.

### Kitchen

10'10" x 8'1" (3.30m x 2.46m)
UPVC double glazed window to the front elevation.
Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Resin kitchen sink with a mixer tap and a drainer. Built in double electric oven. Built in four ring electric hob. Built in extractor hood. Space for a fridge freezer. Integrated washing machine. Tiled flooring.

### Living Area

11'7" x 10'6" (3.53m x 3.20m)
UPVC double glazed bay window to the front elevation.
Gas fire with a marble surround. Coving to ceiling. Radiator. TV aerial point.

### Dining Area

10'4" x 7'5" (3.15m x 2.26m)
UPVC double glazed window to the side elevation.
Coving to ceiling. Radiator.

### Inner Hallway

Access to the loft. Built in storage cupboard.

### Bedroom One

10'5" x 11'9" (3.18m x 3.58m)
UPVC double glazed window to the rear elevation.
Coving to ceiling. Fitted wardrobes. Radiator.

### Bedroom Two

9'4" x 10'9" (2.84m x 3.28m)
UPVC double glazed window to the rear elevation.
Coving to ceiling. Radiator.

### Shower Room

UPVC double glazed window to the side elevation.
Corner shower, vanity basin unit with storage under and a recessed w.c. Mirror fronted storage cabinet. Chrome heated towel rail. Aqua panelling. Vinyl flooring.

### Garage

8'11" x 17" (2.72m x 5.18m)
Up and over garage door to the front elevation.
Lighting.

### Externally

The property is set on an exceptionally generous plot, offering well-maintained lawned gardens to the front and side, enhanced by a variety of seasonal plants, shrubs and mature trees. A driveway provides off-road parking for up to four vehicles and leads to the garage. To the side of the property, a secure gate gives access to the rear garden, which is predominantly laid to lawn and features a paved patio area and a timber shed.

### Additional Information

Freehold. Council Tax Band B.

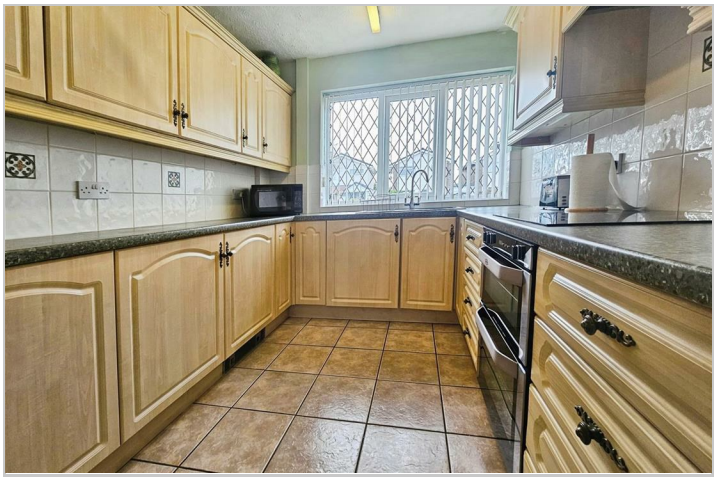
Total Floor Area: 656 Square Foot / 61 Square Meters.

### 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 advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

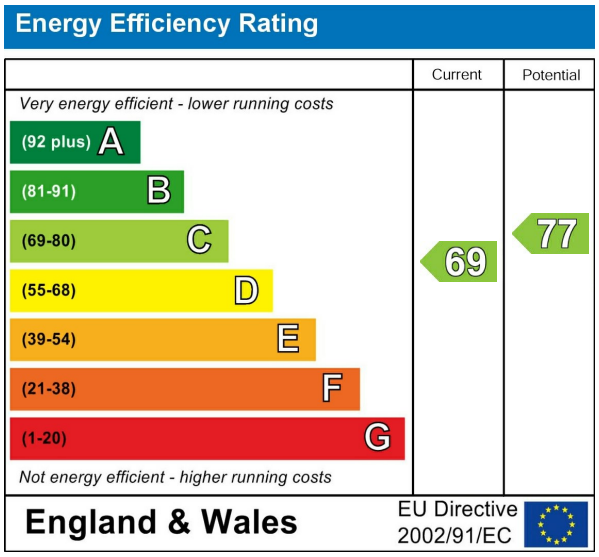
## Ground Floor

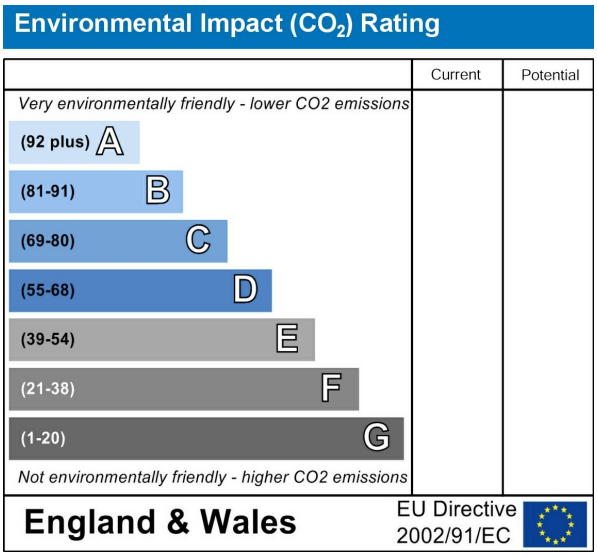


## Road Map

## 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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