



## 2 John Street

Biddulph, ST8 6BB

**Price £169,000**



Here at Carters we are delighted to welcome to the market this beautifully presented semi-detached home, ideally situated in the heart of Biddulph. Recently upgraded by the current owner, the property benefits from a new roof and an extended, refitted kitchen, creating a characterful home that is ready to move into and enjoy.

The town's shops, restaurants, bars and everyday amenities—including doctors, dentists and reputable local schools—are all within easy walking distance.

Upon entering, you are welcomed into an attractive entrance hallway featuring decorative corbels and stunning original tiled flooring. From here, the accommodation flows into a spacious open-plan living and dining room, where an exposed timber beam creates a striking divide between the two areas. French doors open directly onto the private rear garden, providing a wonderful setting for relaxing and entertaining.

Upstairs, the first floor offers two generously proportioned double bedrooms and a well-appointed bathroom with a white three-piece suite. A staircase continues to the second floor, where a versatile converted loft space features a window enjoying far-reaching countryside views, together with an exposed brick-and-beam feature wall.

Combining period character with tasteful modern improvements, this appealing home is an excellent choice for first-time buyers and young families. Early viewing is highly recommended.

# 2 John Street

Biddulph, ST8 6BB

Price £169,000



## Entrance Hallway

UPVC double glazed entrance door to the front elevation.

Dado rail. Radiator. Original tiled flooring. Solid wood feature corbels on an archway leading to the stairs to the first floor.

## Living Room

10'8" x 11'2" (3.25m x 3.40m)  
Two UPVC double glazed windows to the front and side elevations.

Feature fireplace. Built in tv unit with solid wood work surface. Radiator. Laminate flooring.

Feature solid wood frame leading to the open plan dining space.

## Dining Room

11'6" x 12'6" (3.51m x 3.81m)  
Recently installed UPVC double glazed French doors leading to the garden. UPVC double glazed window to the side elevation.

Feature fireplace. Fitted feature shelving. Radiator. Laminate flooring.

## Kitchen

6'2" x 22' (1.88m x 6.71m)  
Two UPVC double glazed windows to the side elevation. UPVC double

glazed entrance door to the side elevation leading to the rear garden.

Recently fitted shaker style 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. Range style oven having two ovens and a five ring gas hob with a stainless steel splash back. Built in extractor hood. Space for a fridge freezer. Space and plumbing for a washing machine. Space for a tumble dryer. Two radiators. Vinyl flooring.

## Stairs and Landing

Built in storage cupboard. Laminate flooring.

## Bedroom One

11'6" x 13'7" (3.51m x 4.14m)  
UPVC double glazed window to the front elevation. Fitted shelving. Radiator. Laminate flooring.

## Bedroom Two

12'7" x 9'2" (3.84m x 2.79m)  
UPVC double glazed window to the rear elevation. Radiator. Carpet.

## Bathroom

6'11" x 8'7" (2.11m x 2.62m)  
UPVC double glazed window

to the side elevation.

Modern three piece bathroom suite comprising of; a panel bath with a shower over, pedestal wash hand basin and a mid level w.c. Radiator. Partially tiled walls. Solid wood flooring.

## Stairs to Second Floor

Feature wall paneling. Exposed brick feature wall.

## Loft Space

14'3" x 13'3" (4.34m x 4.04m)

UPVC double glazed window to the side elevation. Exposed brick and beam feature wall. Laminate flooring.

## Externally

To the rear is a private South facing garden featuring a lawn and paved patio area, ideal for outdoor dining and entertaining. A summerhouse provides the perfect place to relax, while a useful outhouse offers additional storage. The garden also benefits from an outside tap, an outside light and a secure gated access to the front of the property.

## Additional Information

Freehold.

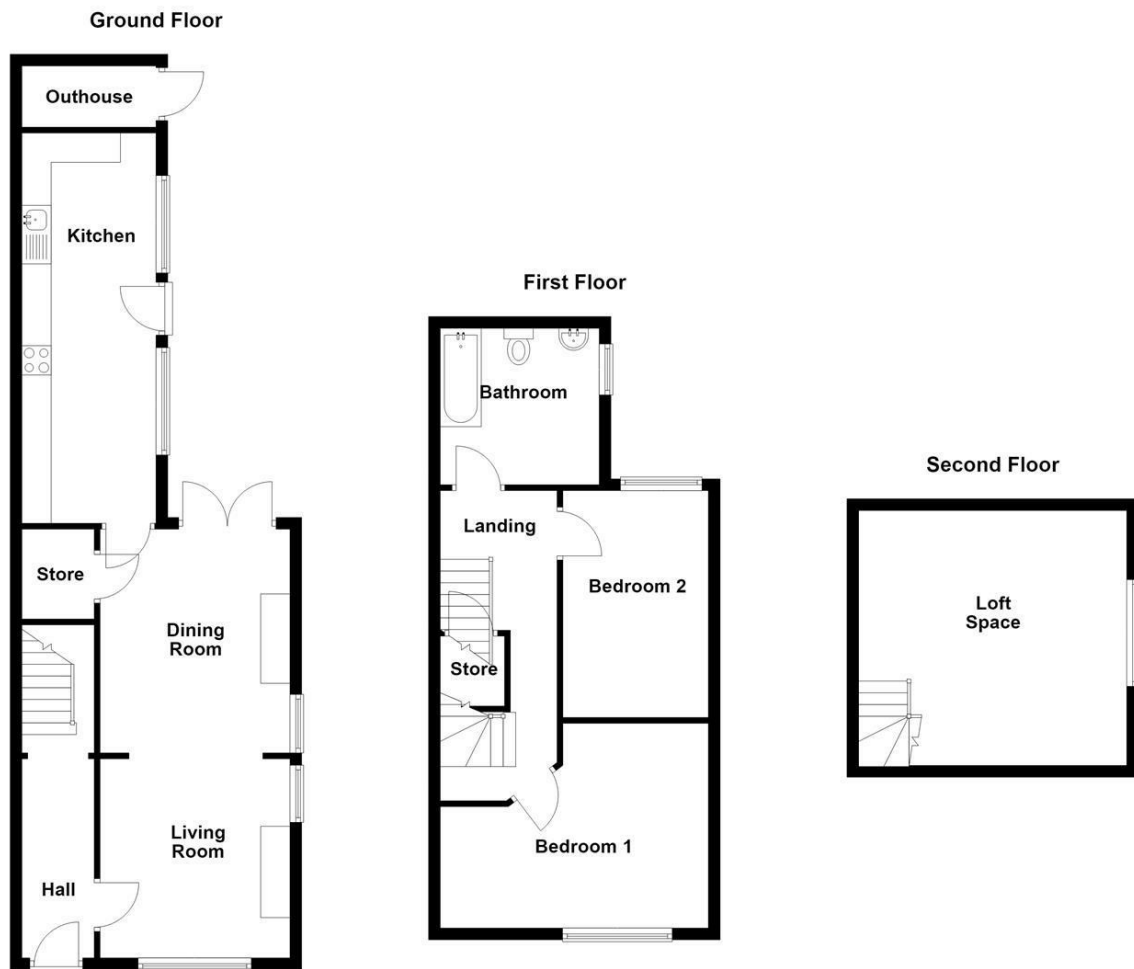
Staffordshire Moorlands Council Tax Band A.

Total Floor Area: 893 Square Foot / 83 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



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.