



85 Duddell Road

Smallthorne, ST6 1LS

Price £154,950

ATTENTION FIRST-TIME BUYERS – ACT FAST!



Carters are delighted to bring to market this stunning semi-detached home, finished to show home standards and ideal for first-time buyers looking for stylish, move-in ready living. With its modern design, immaculate interiors, and peaceful rear outlook onto Bradeley Fields, this is a rare opportunity in today's market.

On entering the property, you're welcomed into a well-proportioned reception room, perfect for both relaxing and entertaining. The heart of the home is the beautifully designed kitchen, complete with high-quality fitted units and integrated appliances. A separate utility room adds further convenience and practicality, keeping the main living spaces free from clutter.

Upstairs, there are two generously sized bedrooms offering plenty of room for rest, work, or personalisation. The bathroom is well-appointed and finished to a high standard, complementing the home's overall style and quality.

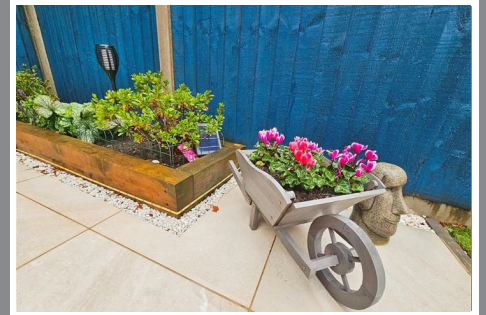
The rear garden is a true highlight, offering a beautifully landscaped and low-maintenance outdoor space. It features a mix of Indian stone and porcelain tiled patios, a timber decked area, and an artificial lawn – all designed to be enjoyed with minimal upkeep. Raised sleeper flower beds provide bursts of seasonal colour, while the garden's outlook onto Bradeley Fields creates a sense of peace and privacy. Additional features include a gazebo and a composite shed, both available by separate negotiation.

This is an exceptional home that is sure to generate strong interest. Properties of this calibre do not stay on the market for long – act quickly to avoid disappointment and arrange your viewing with Carters today.

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Entrance Hall

Composite double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation. Access to the stairs. Designer chrome radiator. Tiled flooring.

Living Room

11'3" x 13'2" (3.43m x 4.01m)

UPVC double glazed window to the front elevation. Recessed ceiling down lighters. Modern electric wall mounted fire. Radiator.

Utility Area

UPVC double glazed window to the front elevation. Recessed ceiling down lighters. Fitted base and wall units. Laminate work surfaces. Space and plumbing for a washing machine. Radiator. Tiled flooring.

Kitchen

9'11" x 11' (3.02m x 3.35m)

UPVC double glazed window to the front elevation. A modern Howdens high gloss fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Glass splash backs. Stainless steel sink with a mixer tap and a drainer. Built in electric oven. Built in four ring electric hob. Built in extractor fan. Integrated fridge freezer. Built in breakfast bar. Radiator. Tiled flooring.

Inner Hallway

Composite double glazed entrance door to the side elevation. Recessed ceiling down lighters. Tiled flooring.

W.C

UPVC double glazed window to the side elevation. Low level w.c. Wall mounted sink with a

storage unit under and tiled splash back. Recessed ceiling down lighters. Chrome heated towel rail. Tiled flooring.

Stairs and Landing

UPVC double glazed window to the front elevation. Access to the loft which is partially boarded. Recessed ceiling down lighters.

Bedroom One

10' x 17'10" (3.05m x 5.44m)

UPVC double glazed windows to the front and rear elevations. Freestanding double wardrobe. Recessed ceiling down lighters. Radiator.

Bedroom Two

11'5" x 9'5" (3.48m x 2.87m)

UPVC double glazed window to the rear elevation. Recessed ceiling down lighters. Radiator.

Bathroom

5'7" x 7'10" (1.70m x 2.39m)

Two UPVC double glazed windows to the side elevation. Three piece fitted bathroom suite comprising of; panel bath with a wall mounted shower over, vanity basin unit with storage under and a recessed w.c. with a motion sensor flush. Chrome heated towel rail. Heated de-mist mirror with LED lights. Aqua paneling. Extractor fan. Recessed ceiling down lighters. Tiled flooring.

Externally

To the front of the property, a block-paved driveway provides off-road parking for up to two vehicles, with gated access leading to the rear garden.

The rear garden is beautifully landscaped and low maintenance, featuring a

combination of Indian stone and porcelain tiled patios, a timber decking area, and artificial lawn. Raised sleeper flower beds add a splash of seasonal colour with a variety of plants and shrubs. The garden backs onto the scenic Bradeley Fields, offering a peaceful backdrop. Additional features include a gazebo and a composite shed (available by separate negotiation).

Additional Information

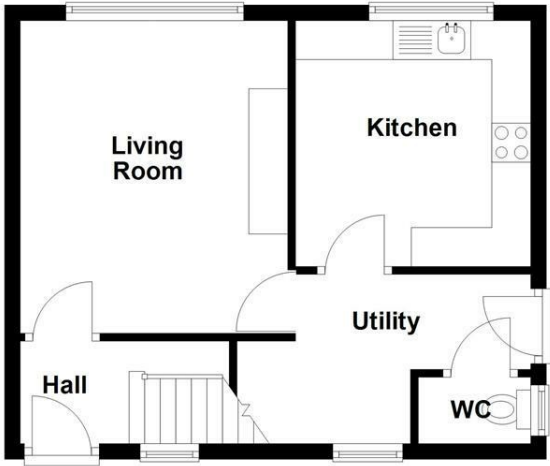
Freehold. Council Tax Band A.

Total Floor Area: 72 Sq M / 775 Sq Ft.

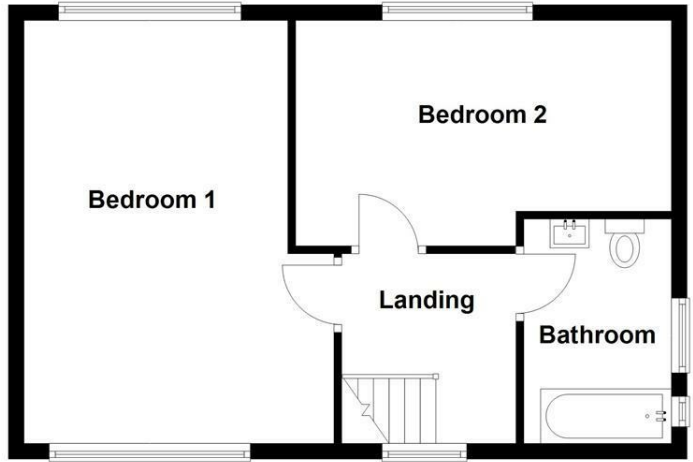
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Ground Floor



First Floor



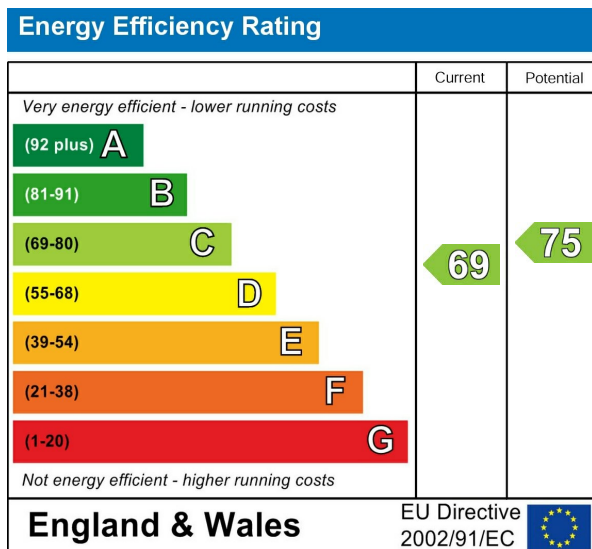
Road Map



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.

101 High Street Biddulph Stoke on Trent Staffs ST8 6AB
01782 470391
www.carters-estateagents.co.uk