CARTERS
ESTATE AGENTS



16 Trentley Drive

Biddulph Moor, ST8 7LH

Price £325,000

3 | 1 | 2 | D

Carters are delighted to bring to the market this beautifully presented, turn-key ready three-bedroom detached family home, occupying a generous corner plot at the head of a quiet cul-de-sac.

Situated in the picturesque semi-rural village of Biddulph Moor, the property is perfectly positioned for countryside walks right on your doorstep. Despite its peaceful setting, a range of local shops, doctors, schools and amenities are all just a short drive away.

Upon entering, the welcoming entrance hall provides access to the first-floor staircase. The living room, located to the front elevation, offers a warm and inviting space to relax with the family, centred around a charming log burner. To the rear, the spacious kitchen opens through to the dining area, where patio doors lead out to the attractive, recently landscaped rear garden. Completing the ground floor is a newly fitted contemporary utility room and WC, accessed from the kitchen.

To the first floor, there are three well-proportioned bedrooms and a modern shower room fitted with a stylish three-piece suite.

Externally, the property boasts landscaped, low-maintenance gardens. The rear garden is a private and inviting space, ideal for entertaining while children can relax, explore and play. To the front, a tarmacadam driveway provides ample off-road parking and leads to a single garage.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

For further information or to arrange a viewing, please contact our friendly team on 01782 470391

16 Trentley Drive

Biddulph Moor, ST8 7LH

Price £325,000





Entrance Hall
UPVC double glazed entrance door to the front elevation.
Access to the stairs which has a solid oak handrail. Radiator.

Living Room
12'11" x 13'5" (3.94m x 4.09m)
UPVC double glazed window to the front elevation.
Coving to ceiling. Log burner with a slate tiled hearth and a solid oak mantle. Radiator. TV point.

Kitchen Area
11' x 9'9" (3.35m x 2.97m)
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 sink with a mixer tap and a drainer. Double electric built in oven. Four ring electric hob with a built in extractor hood over. Integrated dishwasher. Space for a fridge freezer. Built in pantry with hardwood single glazed window to the side elevation. Radiator. Vinyl flooring.

Dining Area
7'10" x 7'8" (2.39m x 2.34m)
UPVC double glazed sliding doors to the rear elevation. UPVC double glazed full length window to the side elevation.
Two radiators. TV point.

Utility Room
UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the rear elevation.
Newly fitted shaker style wall and base units. Solid wood butcher block work surfaces. Stainless steel sink with a mixer tap and a drainer. Space and plumbing for a washing machine. Space for a tumble dryer. Internal door leading to the garage. Recessed ceiling down lighters. Vinyl flooring.

W.C
UPVC double glazed window to the side elevation.
Recessed w.c. Feature wall paneling. Recessed ceiling down lighters. Vinyl flooring.

Stairs and Landing
UPVC double glazed window to the side elevation.

Bedroom One
10'7" x 10'7" (3.23m x 3.23m)
UPVC double glazed window to the rear elevation.
Feature wall paneling with a picture rail. Radiator.

Bedroom Two
12'7" x 8'10" (3.84m x 2.69m)
UPVC double glazed window to the front elevation.
Built in wardrobes. Radiator.

Bedroom Three
8'2" x 7'5" (2.49m x 2.26m)
UPVC double glazed window to the front elevation.
Built in wardrobe. Radiator.

Shower Room
UPVC double glazed window to the rear elevation.
Shower cubicle having a wall mounted shower and aqua paneling. Vanity basin unit with storage under. Low level w.c. Wall mounted mirror with lighting. Radiator. Extractor fan. Vinyl flooring.

Garage
Manual up and over garage door to the front elevation. UPVC double glazed window to the side elevation.
Entrance door to the rear elevation leading to the utility room. Power and lighting. Over head storage.

Summer House
Having power and lighting.

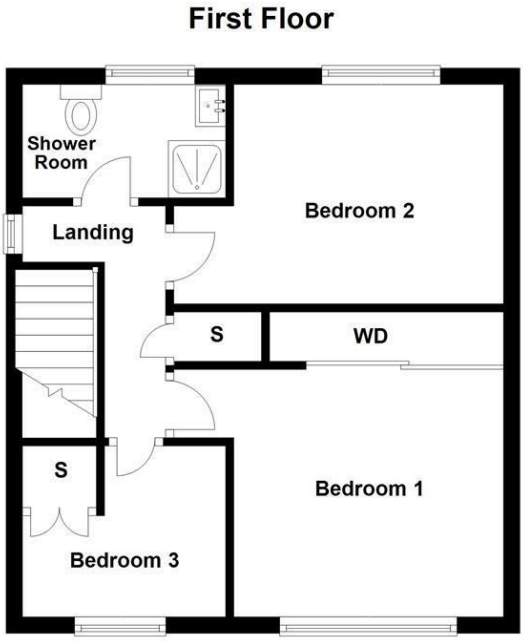
Externally
To the front of the property is a tarmac driveway providing off-road parking for up to three vehicles, with gated access leading to the rear garden. The front garden is mainly laid to lawn and features established shrub borders and mature trees.

To the rear is an attractive, landscaped garden with an Indian stone patio and a decking area, ideal for outdoor entertaining. The garden is predominantly laid to lawn and benefits from an external tap and power socket.

Additional Information
Freehold Council Tax Band C.
Total Floor Area: 957 Square Foot / 89 Square Meters.
The main services of electric, water and drainage are all connected to the mains.
The property is an oil fueled heating system.

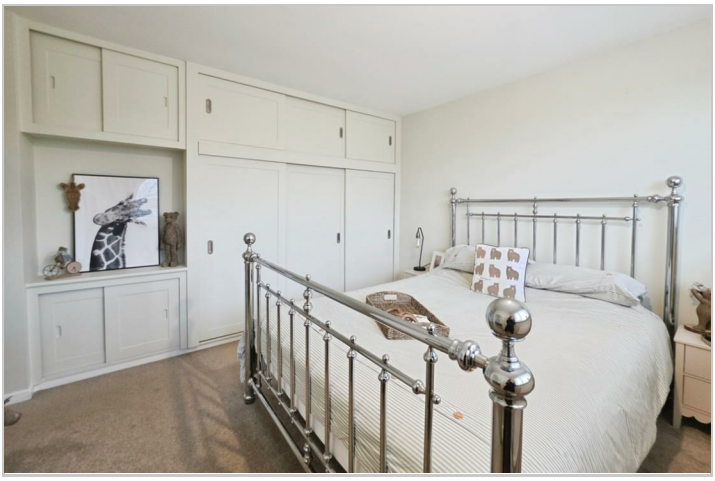
Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the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


Ground Floor
Sun Room
Utility
Kitchen
Dining Room
WC
Pantry
Garage
Hall
Living Room


First Floor
Shower Room
Landing
Bedroom 2
S
WD
S
Bedroom 1
Bedroom 3









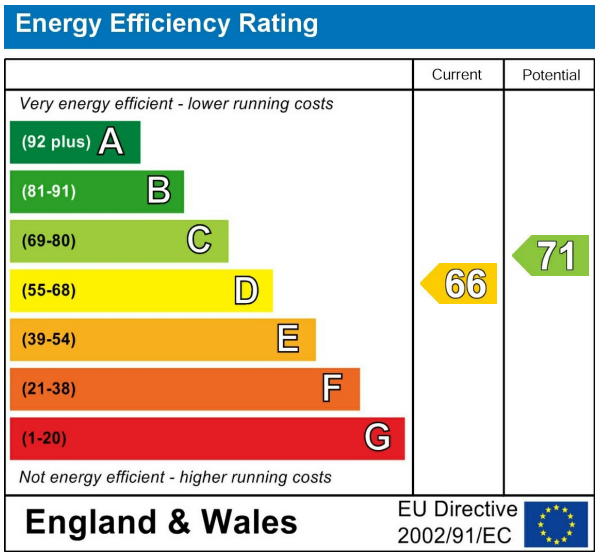
Road Map

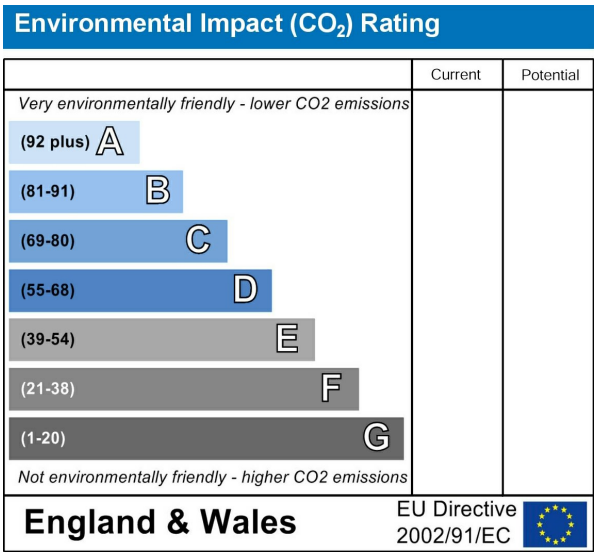


Hybrid Map



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.

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