CARTERS
ESTATE AGENTS



1 Cherry Tree Lane

Biddulph Moor, ST8 7PA

3 2 2 E

Price £350,000

Carters are delighted to present this beautifully appointed detached bungalow, occupying an elevated and exceptionally generous plot in the semi-rural location of Biddulph Moor, with well-maintained lawned gardens wrapping around the front and side of the property.

At the heart of the home is a spacious open-plan kitchen, living and dining area, fitted with integrated appliances, a central island, and French doors opening directly onto the garden, creating a bright and seamless indoor–outdoor living space. To the front, there is a separate living room featuring a bay window and an attractive feature wall with acoustic panelling.

The accommodation comprises three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern three-piece family bathroom finished to a high standard.

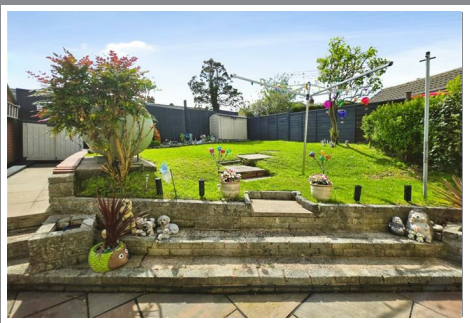
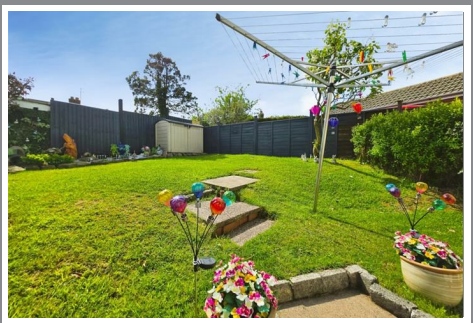
Externally, the property continues to impress. The extensive plot includes lawned gardens bordered by mature hedging, a driveway providing off-street parking for two vehicles, and access to a detached garage. To the rear, there is an enclosed garden with a paved patio area, ideal for outdoor seating and entertaining, as well as an external water tap for convenience.

Viewing is highly recommended, as properties of this calibre in this location do not remain on the market for long.

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Entrance Porch
UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation.

Entrance Hallway
Hardwood glazed entrance door to the front elevation.
Access to the partially boarded loft space which has a ladder and a light. Radiator. Laminate flooring.

Living Room
11'9" x 14'10" (3.58m x 4.52m)
UPVC double glazed bay window to the front elevation.
Feature wall with acoustic paneling. Radiator. TV point.

Open Plan Living / Dining / Kitchen
19'3" x 14'11" (5.87m x 4.55m)
UPVC double glazed french doors to the rear elevation. Two UPVC double glazed windows to the front and rear elevations. Velux roof light.
High gloss fitted kitchen incorporating a range of wall, base and drawer units and an island. Laminate work surfaces. Stainlness steel one and a half bowl sink with a mixer tap and a drainer. Range style double oven / grill with a five ring halogen hob. Built in extractor hood. Space for a fridge freezer. Integrated fridge. Integrated freezer. Integrated dishwasher. Feature fireplace with a slate tiled hearth. Recessed ceiling down lighters. Two radiators. Laminate flooring.

Utility Room
4'9" x 6'8" (1.45m x 2.03m)
UPVC double glazed window to the rear elevation.
Fitted base units with laminate work surfaces. Stainless steel sink with a mixer tap. Partially tiled walls. Space and plumbing for a washing machine. Space for a tumble dryer. Space and plumbing for a washing machine. Extractor fan. Recessed ceiling down lighters. Vinyl flooring.

Bedroom One
11'10" x 11'5" (3.61m x 3.48m)
UPVC double glazed window to the side elevation.
Built in wardrobe. Radiator.

En Suite
8'8" x 3'7" (2.64m x 1.09m)
UPVC double glazed window to the rear elevation.
Shower enclosure, pedestal wash hand basin and a mid level w.c. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Vinyl flooring.

Bedroom Two
9'10" x 13'2" (3.00m x 4.01m)
UPVC double glazed window to the front elevation.
Radiator.

Bedroom Three
10'5" x 8'10" (3.18m x 2.69m)
UPVC double glazed window to the side elevation.
Radiator.

Family Bathroom
5' x 8'4" (1.52m x 2.54m)
Velux roof light.
Three piece bathroom suite comprising of; a panel bath with a shower over, pedestal wash hand basin and a mid level w.c. Partially tiled walls. Radiator. Tiled flooring.

Garage
18'3" x 15'5" (5.56m x 4.70m)
Electric assisted up and over garage door to the front elevation. UPVC double glazed entrance door and window to the side elevation.
Power and lighting.

Externally
The property occupies an exceptionally generous plot, featuring lawned gardens that wrap around the front and side, bordered by mature hedging. A driveway provides off-street parking for two vehicles and leads to a detached garage.

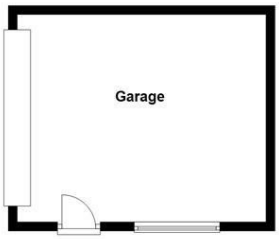
To the rear, there is an enclosed garden predominantly laid to lawn, complemented by a paved patio area and an external water tap.

Additional Information
Freehold. Council Tax Band D.

Total Floor Area: 1280 Square Foot / 119 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.

Ground Floor

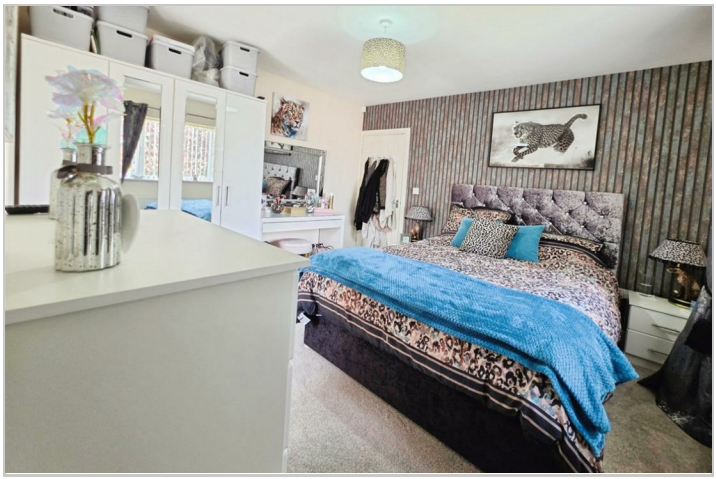




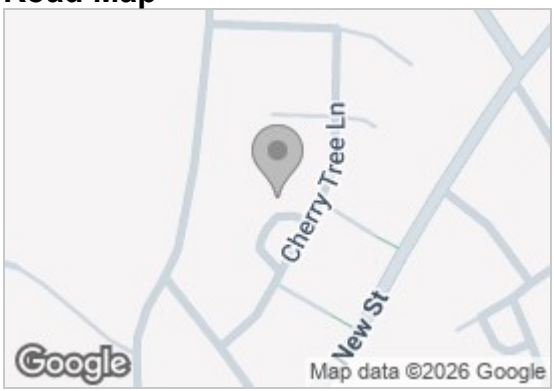








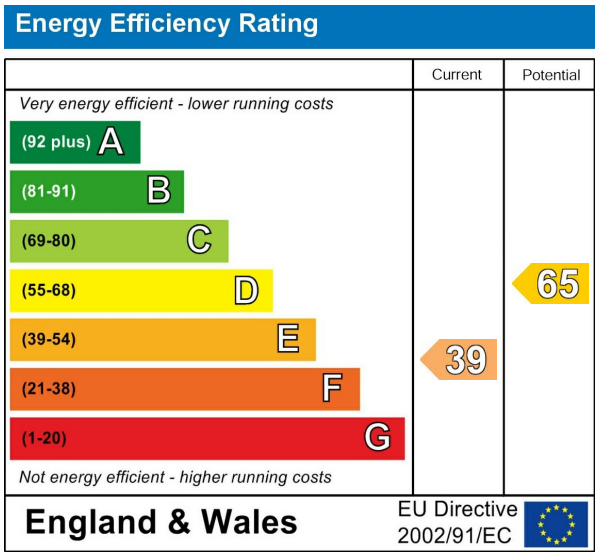
Road Map

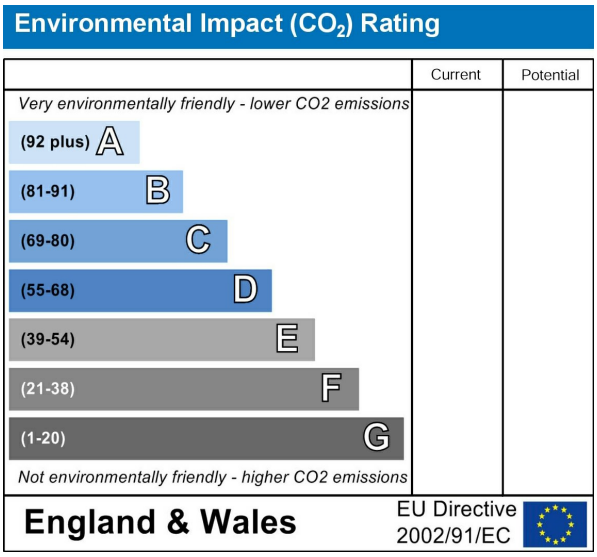


Hybrid Map



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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