



111 Lynmouth Close

Biddulph, ST8 6LS

Offers over £150,000



OFFERED WITH NO ONWARD CHAIN!

Carters are delighted to present this elegant family home, set on a generous plot with beautifully designed outdoor spaces. Enhanced by newly fitted windows and doors, the property exudes immediate curb appeal.

The ground floor offers a spacious living room with double doors leading to the dining area, which opens onto the rear garden through French doors. A generous kitchen/diner and a versatile office/playroom complete the living space. Upstairs, three well-proportioned bedrooms are served by a stylish white three-piece family bathroom.

Externally, a private driveway provides off-road parking for two vehicles alongside a landscaped front garden featuring a striking raised flower bed. The side garden offers a decorative Indian stone patio, shed/greenhouse, and low-maintenance planting. The rear garden, arranged over two tiers, combines a lawned upper level with a lower Indian stone patio — perfect for al fresco dining and relaxation.

This exceptional home combines generous accommodation, thoughtfully crafted outdoor space, and the advantage of no onward chain, making it a rare opportunity for discerning buyers.

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Entrance Hallway

Solid Oak entrance door to the front elevation. UPVC double glazed window to the front elevation. Built in storage cupboard. Access to the stairs. Tiled flooring.

Living Room

12'2" x 11'1" (3.71m x 3.38m)
UPVC double glazed window to the front elevation. Double internal doors to the rear elevation leading to the dining room. Feature fireplace. Coving to the ceiling. Radiator. TV point. Laminate flooring.

Dining Room

11'1" x 8'2" (3.38m x 2.49m)
UPVC double glazed french doors to the rear elevation leading to the rear garden. Coving to the ceiling. Radiator. Laminate flooring.

Kitchen Diner

12'2" x 12'7" (3.71m x 3.84m)
UPVC double glazed window to the rear elevation. Solid Oak entrance door to the side elevation. Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob, Built in extractor hood. Space for a fridge

freezer. Space and plumbing for a washing machine. Space for a tumble dryer. Built in under stairs storage cupboard / pantry. Recessed ceiling down lighters. Tiled flooring.

Play Room / Office

7'8" x 5'8" (2.34m x 1.73m)
UPVC double glazed window to the front elevation. Radiator. Tiled flooring.

Stairs and Landing

UPVC double glazed window to the rear elevation. Built in storage cupboard. Access to the loft which is partially boarded.

Bedroom One

14'3" x 10'10" (4.34m x 3.30m)
UPVC double glazed windows to the front and side elevations. Coving to the ceiling. Radiator. Laminate flooring.

Bedroom Two

12'2" x 11'1" (3.71m x 3.38m)
UPVC double glazed window to the front elevation. Radiator. Laminate flooring.

Bedroom Three

7' x 8'2" (2.13m x 2.49m)
UPVC double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bathroom

Two UPVC double glazed windows to the rear elevation. Three piece fitted bathroom

suite comprising of; a p shaped bath with a mains shower over, pedestal wash hand basin and a mid level w.c. Partially tiled walls. Chrome heated towel rail. Tiled flooring.

Externally

The property occupies an exceptionally generous plot, offering well-maintained and thoughtfully designed outdoor space to both the front and rear.

To the front, a private driveway provides off-road parking for two vehicles alongside a beautifully landscaped garden. The garden features a striking circular, raised brick-built flower bed and is enclosed by a wall, creating a sense of privacy. A variety of seasonal plants and established shrubs add colour and interest throughout the year.

A gate provides access to the side garden, where you will find a decorative Indian stone patio area, ideal for seating and outdoor entertaining. There is also a shed/greenhouse and gravel borders planted with a selection of shrubs and plants, creating an attractive and low-maintenance space.

The rear garden is arranged over two tiers. The upper level

is mainly laid to lawn, while the lower tier features an Indian stone patio area, perfect for outdoor dining and relaxation. An outside tap adds further convenience.

Additional Information

Freehold. Council Tax Band A.

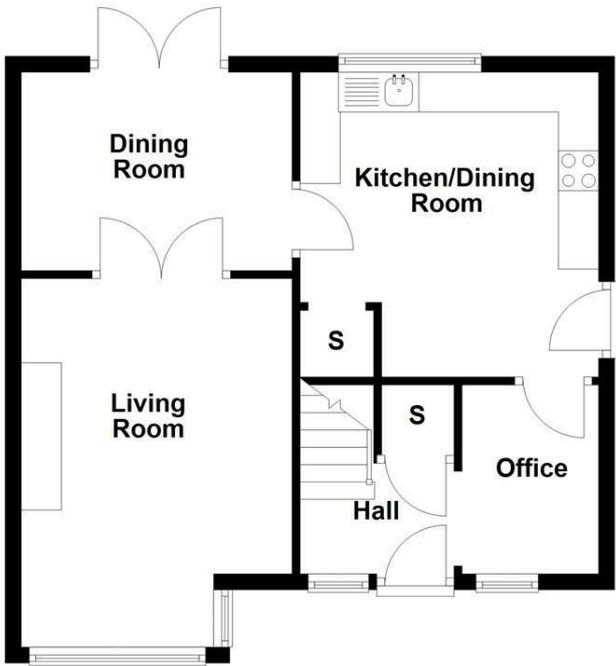
TOTAL FLOOR AREA: 95 SQUARE METERS / 1022 SQUARE FOOT.

Disclaimer

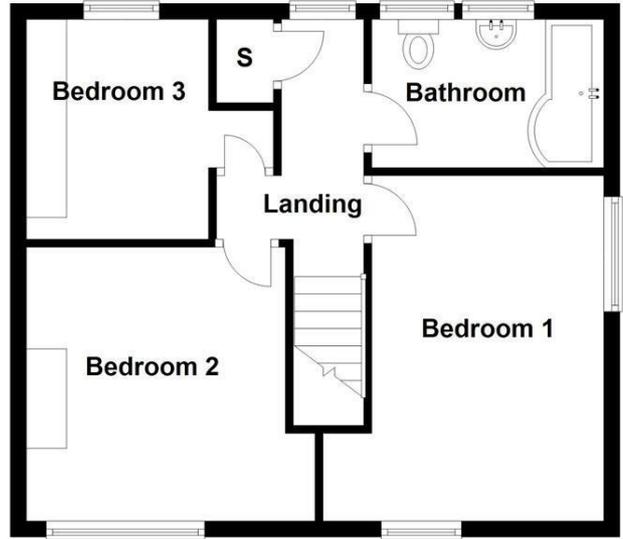
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Tel: 01782 470391

Ground Floor



First Floor



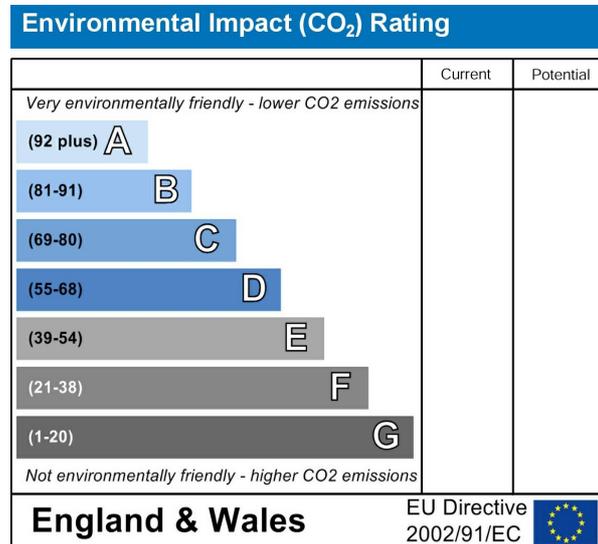
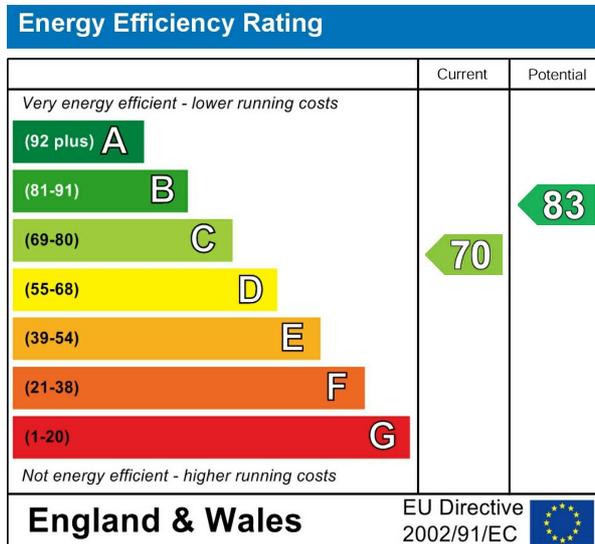
Road Map



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.

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