



23 Charles Street

Biddulph, ST8 6JB

Offers over £179,950



BACK AVAILABLE DUE TO A CHAIN BREAK. DON'T MISS OUT BECAUSE WE DON'T ANTICIPATE THIS BEAUTY BEING AROUND FOR LONG!

Situated in a highly sought-after location, this beautifully presented 1920s semi-detached home is offered to the market by Carters and finished to an exceptional standard throughout.

Upon entering, you are welcomed by an inviting entrance hallway featuring original Minton tiled flooring and an attractive feature archway, setting the tone for the character and charm found throughout the property. To the front elevation is a bright and spacious living room benefitting from dual windows, allowing an abundance of natural light. To the rear, the dining room provides an ideal entertaining space and features a stylish barn door leading into the kitchen.

The well-appointed kitchen enjoys direct access to the larger-than-average rear garden, which has been thoughtfully landscaped to include a lawn, patio seating area, and raised sleeper borders filled with a variety of mature plants and shrubs. A pond with power supply is also included (fish excluded).

To the first floor are three generously sized bedrooms alongside a modern white bathroom suite.

Conveniently located within walking distance of the town centre and well-regarded local schools, this superb home is expected to attract significant interest. Early viewing is highly recommended to avoid disappointment.

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Entrance Porch

UPVC double glazed entrance door to the front elevation.

Original Minton tiled flooring.

Entrance Hallway

Glazed entrance door to the front elevation.

Feature archway with original feature corbels. Radiator. Original Minton tiled flooring.

Living Room

12' x 11'4" (3.66m x 3.45m)

Two UPVC double glazed windows to the front elevation.

Coving to the ceiling. Radiator. TV point. LVT flooring.

Dining Room

11'6" x 13' (3.51m x 3.96m)

UPVC double glazed window to the rear elevation.

Radiator. Top hung sliding barn door to the kitchen. LVT flooring.

Kitchen

7'7" x 9'9" (2.31m x 2.97m)

UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the side elevation.

Fitted kitchen incorporating 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 pantry cupboard. Partially tiled walls. Coving to the ceiling. LVT flooring.

Stairs and Landing

Access to the partially boarded loft space with a ladder. Airing cupboard. Newly installed carpet.

Bedroom One

15' x 12'1" (4.57m x 3.68m)

Two UPVC double glazed windows to the front elevation.

Wardrobes available via separate negotiation. Original cast iron feature fireplace. Radiator.

Bedroom Two

8'10" x 9'7" (2.69m x 2.92m)

UPVC double glazed window to the rear elevation.

Fitted wardrobes. Original feature cast iron fireplace. Radiator.

Bedroom Three

7'10" x 10'4" (2.39m x 3.15m)

UPVC double glazed window to the side elevation.

Feature wall with acoustic wall paneling. Radiator. Laminate flooring.

Family Bathroom

5'7" x 8'2" (1.70m x 2.49m)

UPVC double glazed window to the side elevation.

Modern three piece family bathroom suite comprising of; a pshaped bath with a shower over and a hand held shower, vanity basin unit with storage under and a mid level w.c. Recessed ceiling down lighters. Partially tiled walls. Heated towel rail. Tiled flooring.

Outhouse

6'4" x 4'7" (1.93m x 1.40m)

Suitable for storage.

Externally

The generous rear garden provides an ideal outdoor retreat, mainly laid to lawn and thoughtfully landscaped to create a wonderful space for both relaxation and entertaining. A paved patio area offers the perfect spot for outdoor dining, while raised railway sleeper borders are beautifully stocked with a variety of flowers and shrubs, adding colour and character throughout the seasons.

A feature pond with power supply adds further charm to the garden (fish not included), and a useful outhouse provides excellent additional

storage. Fully enclosed and secure, the garden also benefits from gated side access to the front of the property, an outside tap, and mature conifer borders which create a high degree of privacy.

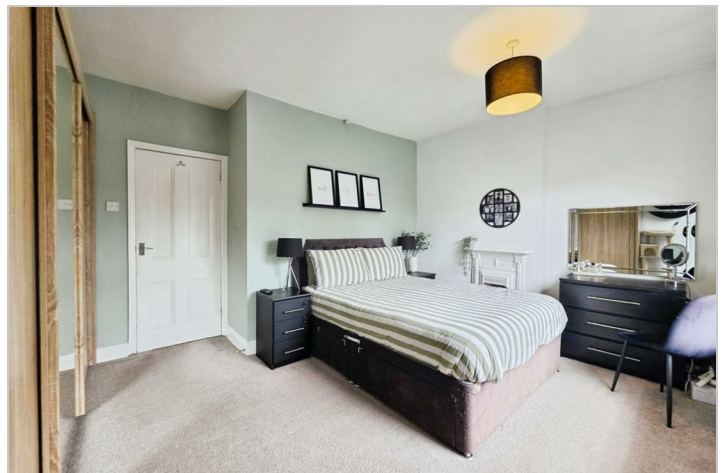
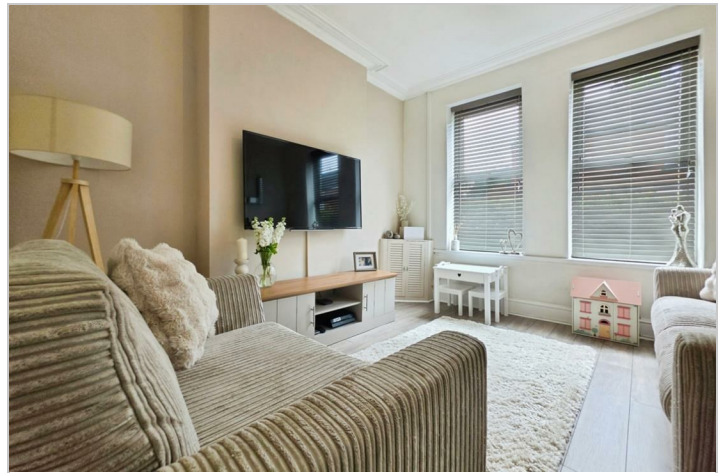
Additional Information

Total Floor Area: 925 Square Foot / 86 Square Meters.

Disclaimer

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Tel: 01782 470391



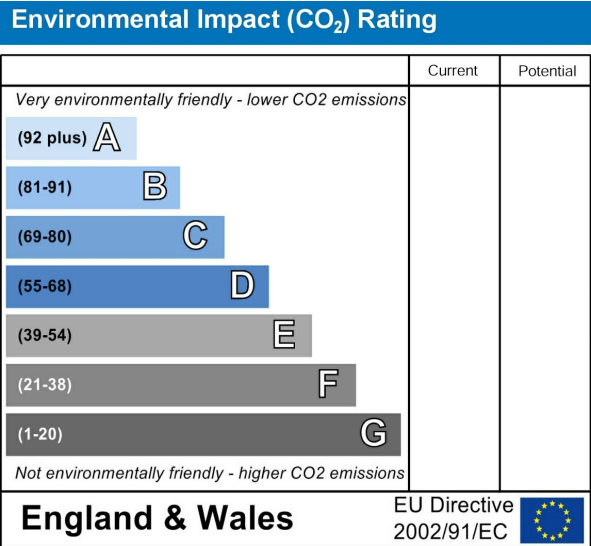
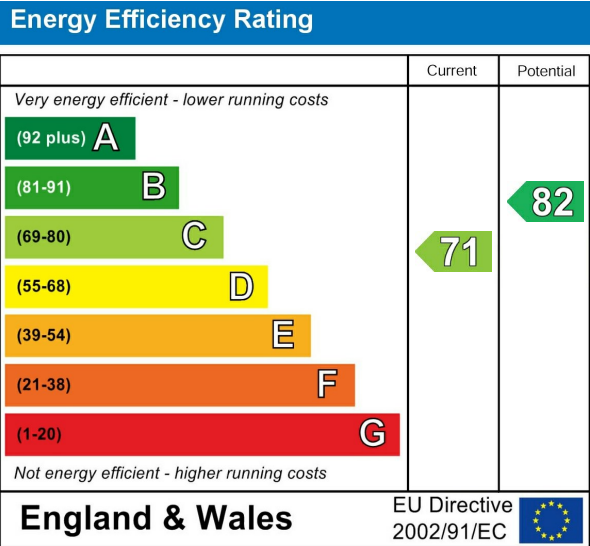
Road Map



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.

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