



21 Woodhouse Lane

Biddulph, ST8 7DP

Price £269,000



Carters are delighted to present this beautifully presented 1930s semi-detached family home, occupying a prominent position on the highly sought-after Woodhouse Lane in Biddulph. Combining charming period character with stylish modern living, the property enjoys a generous plot with an attractive mature frontage and excellent kerb appeal.

Ideally located for families, the home is within close proximity to Oxhey First School and Woodhouse Academy, while also offering convenient access to Congleton and surrounding road networks.

Internally, the property offers a spacious and inviting living room featuring a bay window, multi-fuel stove and bi-fold doors opening into the conservatory. To the rear, a stunning open-plan kitchen and dining space boasts a contemporary fitted kitchen with integrated appliances and French doors leading out to the garden.

Upstairs, there are three well-proportioned bedrooms and a luxurious modern family bathroom complete with a corner bath and power shower.

Externally, a paved driveway provides off-road parking for two vehicles, while the enclosed rear garden offers a beautifully maintained lawn and Indian stone patio, creating the perfect space for relaxing and outdoor entertaining.

A fantastic opportunity to acquire a stylish family home in a highly desirable location. Early viewing is highly recommended.

21 Woodhouse Lane

Biddulph, ST8 7DP

Price £269,000



Entrance Hallway

UPVC double glazed entrance door to the front elevation. Access to the stairs. Under stairs storage cupboard. Radiator. Laminate flooring.

Living / Dining Room

11'10" x 18'10" (3.61m x 5.74m)
UPVC double glazed bay window to the front elevation. UPVC double glazed bifold doors to the rear elevation leading to the conservatory. UPVC double glazed entrance door to the side elevation. Multi fuel stove burner. Three radiators. TV point.

Kitchen

8'3" x 10'11" (2.51m x 3.33m)
UPVC double glazed window to the rear elevation. Modern high gloss fitted kitchen having a range of wall, base and drawer units. Laminate work surfaces. Ceramic sink having a mixer tap and a drainer. Built in electric oven. Built in four ring induction hob. Built in extractor hood. Integrated microwave. Integrated dishwasher. Space for an American style fridge freezer. Recessed ceiling down lighters. LED plinth lighting. Tiled flooring.

Conservatory / Dining Area

10'4" x 10'7" (3.15m x 3.23m)
UPVC double glazed windows to the rear and side

elevations. UPVC double glazed french doors to the rear elevation leading to the garden. Radiator. Tiled flooring.

Porch Area

4'4" x 15'4" (1.32m x 4.67m)
Hardwood single glazed entrance door to the side elevation. Single glazed windows to the side, front and rear elevations. Tiled flooring.

Stairs and Landing

UPVC double glazed window to the side elevation. Access to the loft which is fully boarded and has a light.

Bedroom One

10'9" x 8'10" (3.28m x 2.69m)
UPVC double glazed window to the rear elevation. Built in wardrobes. Radiator.

Bedroom Two

10'6" x 10'3" (3.20m x 3.12m)
UPVC double glazed bay window to the front elevation. Picture rail. Radiator.

Bedroom Three

7'11" x 7'2" (2.41m x 2.18m)
UPVC double glazed window to the rear elevation. Picture rail. Radiator.

Bathroom

7'4" x 6' (2.24m x 1.83m)
UPVC double glazed window to the front elevation. Newly fitted bathroom suite

comprising of; a corner bath having a power shower over and handheld shower attachment, a counter top wash hand basin having storage under and a recessed w.c. Quartz counter top. Recessed ceiling down lighters. Extractor fan. Fully tiled walls. Mirror vanity storage cabinet having LED lighting. Heated towel rail. Tiled flooring.

Externally

The property is approached via a paved driveway to the front, providing convenient off-road parking for two vehicles. A beautifully maintained, enclosed front garden is predominantly laid to lawn and enhanced by a variety of seasonal plants and established shrubs, creating an attractive and welcoming first impression.

To the rear, the property boasts a generous yet low-maintenance garden, thoughtfully designed for both relaxation and entertaining. A stylish Indian stone patio provides the perfect setting for outdoor dining, while the well-kept lawn is framed by mature hedge borders, offering a good degree of privacy. The garden is further complemented by a modern composite shed providing

useful storage, along with an outside tap for everyday practicality.

Additional Information

Council Tax Band C.

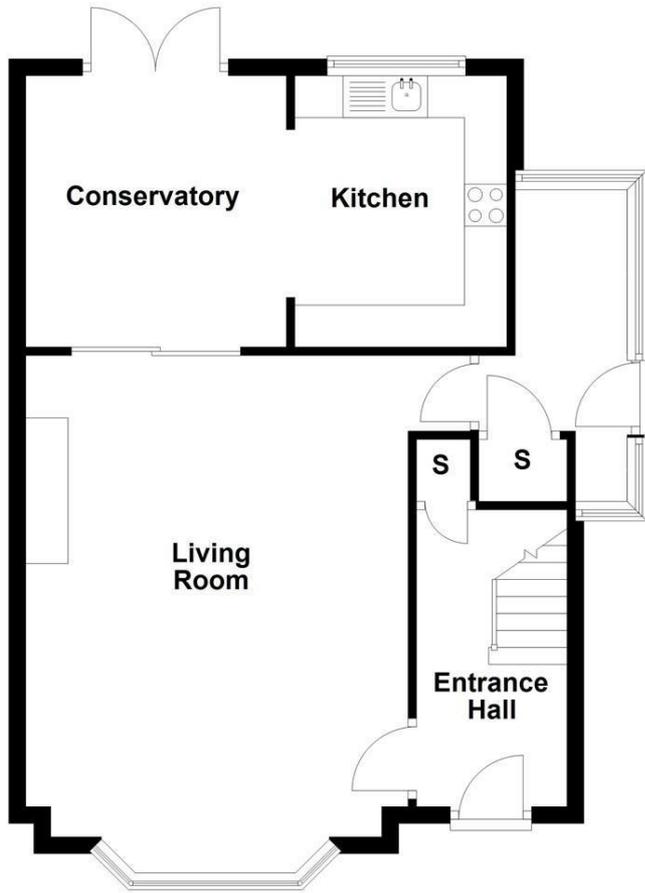
Total Floor Area: 84 Square Meters / 904 Square Foot.

Disclaimer

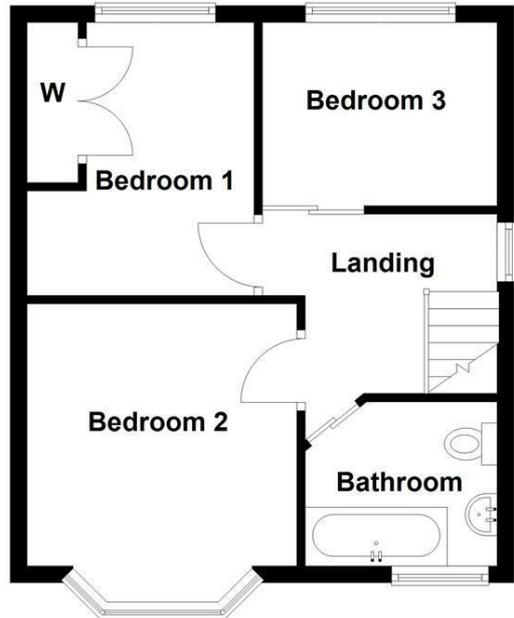
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment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

Tel: 01782 470391

Ground Floor



First Floor



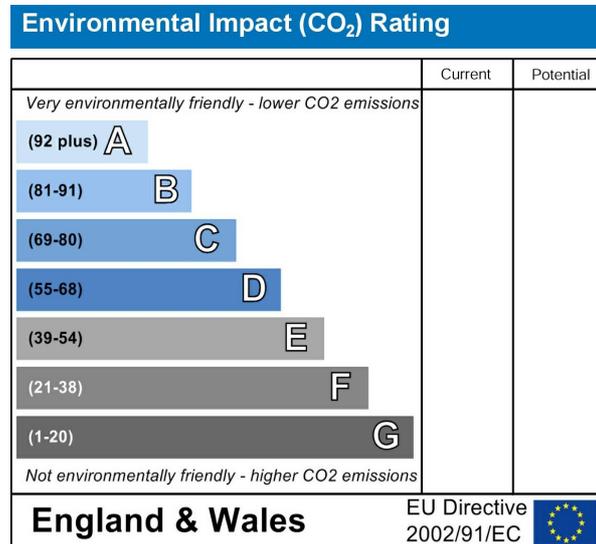
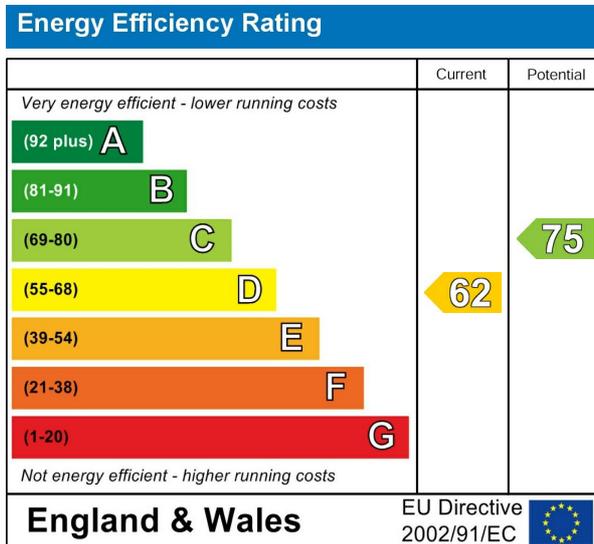
Road Map



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.

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