CARTERS
ESTATE AGENTS

53 Station Road

Biddulph, ST8 6BL

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Price £95,000

Carters are delighted to present this charming semi-detached cottage, ideally situated within close walking distance of the town centre. This property offers an excellent opportunity for first-time buyers or investors seeking a home with potential to personalise.

The property requires a degree of modernisation but benefits from a fully rendered exterior, creating an attractive frontage. To the front, there is a low-maintenance slate chip garden, along with generous off-road parking for up to three vehicles.

Internally, the ground floor features two spacious reception rooms, providing flexible living space. The kitchen is located to the rear, and a recently installed wet room completes the ground floor accommodation.

Upstairs, the property boasts two well-proportioned double bedrooms.

Properties of this type are always in high demand—early viewing is highly recommended.

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Living Room
11'1" x 12'8" (3.38m x 3.86m)
UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation.
Feature fireplace. Radiator. TV point.

Dining Room
9'11" x 12'9" (3.02m x 3.89m)
UPVC double glazed window to the rear elevation. Stairs to the first floor. Radiator.

Kitchen
UPVC double glazed window to the side elevation. Fitted wall and base units. Stainless steel sink. Space for an electric oven. Space and plumbing for a washing machine. Tiled flooring.

Rear Hallway
UPVC double glazed entrance door to the side elevation.
Tiled flooring.

Wet Room
7'5" x 5'11" (2.26m x 1.80m)
UPVC double glazed window to the side elevation. Newly installed wet room having a shower with aqua paneling, a wall mounted wash hand basin and a high level w.c. Extractor fan. Chrome heated towel rail. None slip vinyl flooring.

Bedroom One
12'11" x 11'11" (3.94m x 3.63m)
UPVC double glazed window to the front elevation. Radiator.

Bedroom Two
9'5" x 10' (2.87m x 3.05m)
UPVC double glazed window to the rear elevation. Radiator.

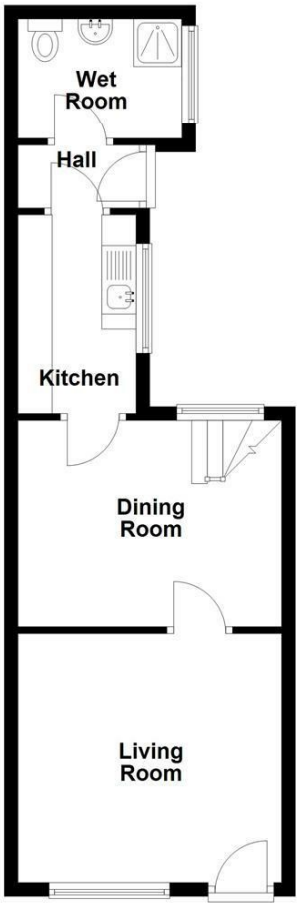
Externally
To the front of the property is a driveway providing off-road parking for three vehicles, alongside an attractive slate-chipped garden area that is well-suited for use as a seating space.

Additional Information
Freehold. Council Tax Band A.

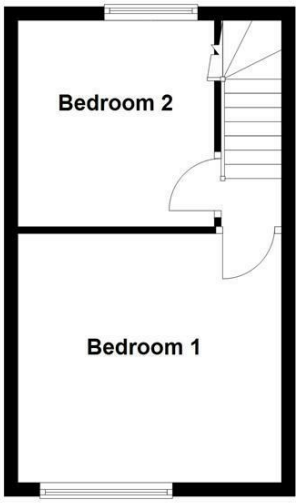
Total Floor Area: 688 Square Foot.

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 advise from a suitably authorised licensed conveyancer or solicitor in this respect.

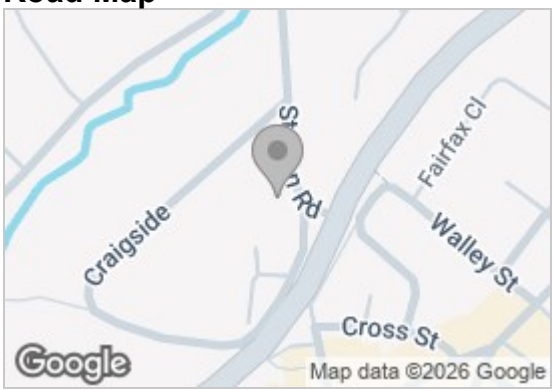
Ground Floor



First Floor

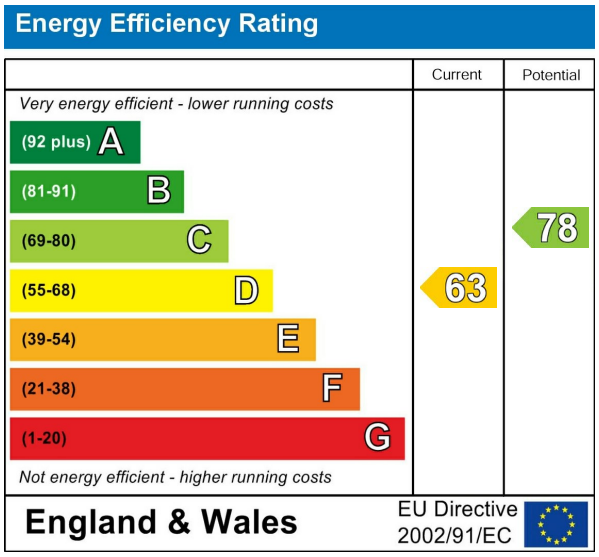


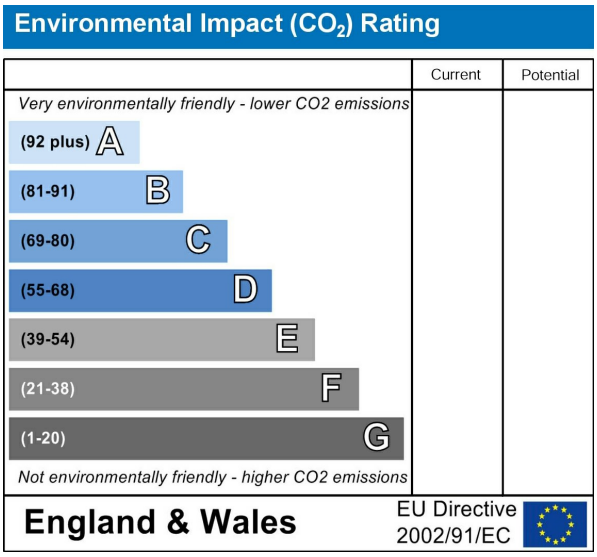
Road Map



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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