



## 3 The Coach House, St. Moritz Grove

Biddulph, ST8 7FL

Price £220,000



Here at Carters, we are proud to welcome to the market this exceptional and rarely available Coach House, which has been significantly improved by the current vendor, showcasing an outstanding attention to detail and an exceptionally high standard of finish throughout. This is a turn-key home, ready to move into and enjoy from day one.

Set back from the road, the property enjoys a tarmac driveway providing off-road parking, an 18' garage, and a private, enclosed and beautifully landscaped garden. Designed with both entertaining and low-maintenance living in mind, the garden features an Indian stone patio, artificial lawn, and raised flower borders stocked with seasonal plants and shrubs.

Internally, the accommodation is stylish, contemporary and thoughtfully arranged, perfectly suited to professional couples, downsizers or those seeking a lock-up-and-leave lifestyle. You are welcomed into a spacious open-plan living and kitchen area, ideal for modern living and entertaining, with the kitchen fitted with high-quality, fully integrated appliances. The property further benefits from two generous double bedrooms and a luxurious three-piece bathroom suite, all finished to an exacting standard. Certain rooms offer pleasant views towards Mow Cop, adding to the sense of space and light.

The property is conveniently located close to a leisure centre, well-regarded schools, and a range of shops, bars and restaurants, offering the perfect balance of everyday convenience and lifestyle enjoyment.

A home that effortlessly combines quality, comfort and location, with viewings essential to fully appreciate this outstanding offering.

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## Entrance Hallway

Composite double glazed entrance door to the front elevation. Internal door leading to the garage. Access to the stairs. Radiator.

## Living Room

17'10" x 13'5" (5.44m x 4.09m)  
UPVC double glazed window to the front elevation.  
Built in cloak cupboard with fitted shelving and shoe rack. Radiator. TV point. Newly fitted carpet.

## Kitchen

6'5" x 12' (1.96m x 3.66m)  
UPVC double glazed window to the rear elevation.  
Fitted kitchen with a range of base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap. Built in electric oven. Four ring gas hob. Built in extractor hood. Integrated dishwasher. Integrated fridge freezer. Recessed ceiling down lighters. Tiled flooring.

## Bedroom One

10'5" x 9'3" (3.18m x 2.82m)  
UPVC double glazed window to the front elevation.  
Built in wardrobes. Radiator. Newly fitted carpets.

## Bedroom Two

11'7" x 8'5" (3.53m x 2.57m)  
UPVC double glazed window to the rear elevation.  
Radiator. USB power sockets. Newly fitted carpets.

## Bathroom

UPVC double glazed window to the rear elevation.  
Luxurious three piece fitted bathroom suite comprising of; panel bath with a wall mounted shower over and a hand held shower attachment, pedestal wash hand basin and a mid level w.c. Partially tiled walls. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Tiled flooring.

## Garage

18'2" x 8'9" (5.54m x 2.67m)  
Up and over garage door to the front elevation. Hardwood double glazed entrance door to the rear elevation. Power and lighting.

## Laundry

Space and plumbing for a washing machine. Vinyl flooring.

## Externally

To the front, there is a tarmac driveway providing off-road parking. At the rear, a beautifully landscaped garden awaits, featuring an Indian stone patio, artificial grass, and raised flower borders planted with a selection of seasonal plants and shrubs. The space is fully enclosed and private, with an outside tap for convenience. A rear gate provides access to a pathway, making bin collection straightforward and easy.

## Additional Information

Freehold. Council Tax Band A.

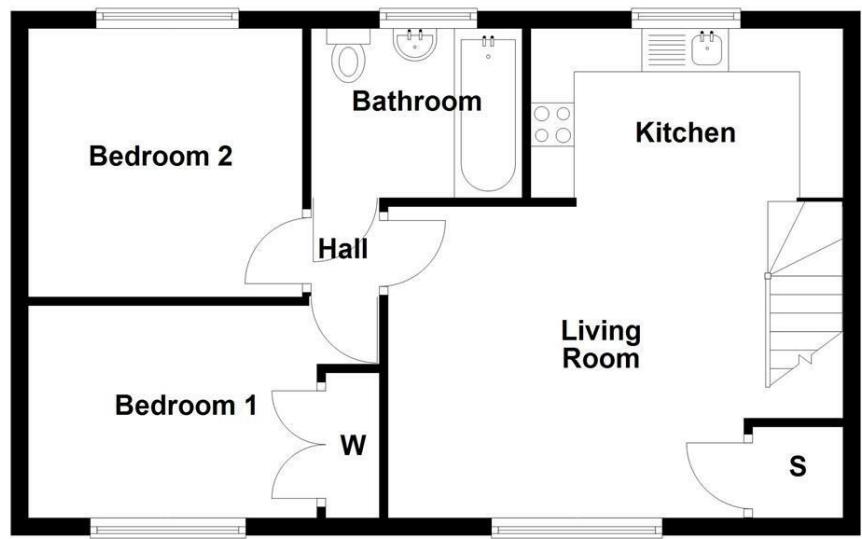
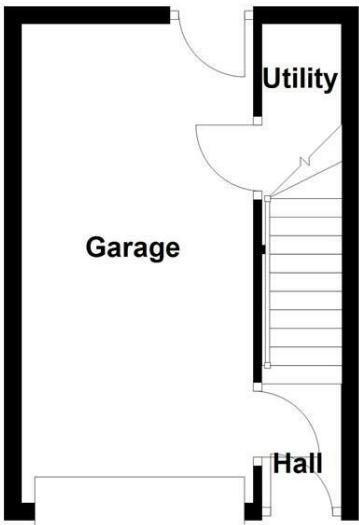
Total Floor Area: 55 Square Meters / 592 Square Foot.

## Disclaimer

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## Ground Floor

### Basement



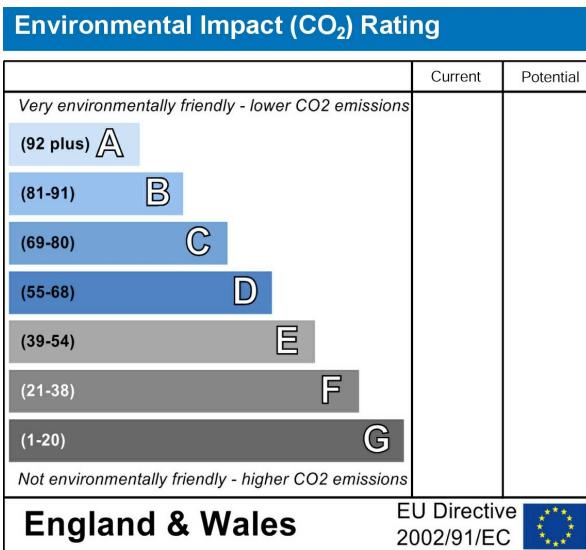
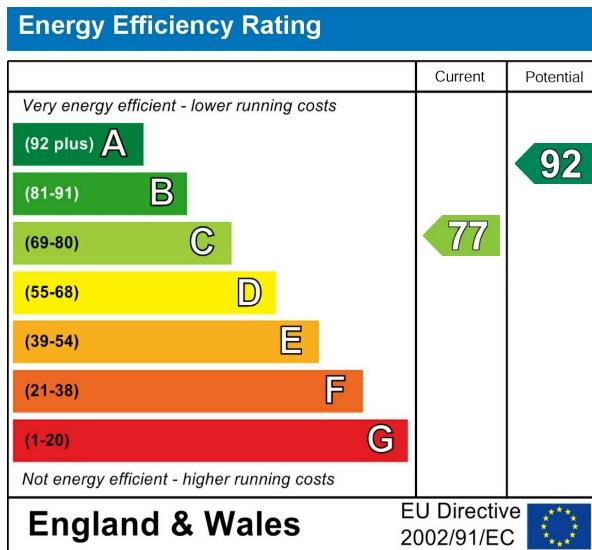
## Road Map



## 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.