



51 Queens Drive

Biddulph, ST8 7DB

Price £180,000



Here at Carters we are delighted to welcome to the market this immaculately presented, three bedroom home which provides an ideal purchase for first time buyers or growing families alike. Situated on the outskirts of Biddulph town centre, this property enjoys the very best of the local amenities, all of which are just a short drive away. There are excellent schools, shops, eateries and the leisure centre just around the corner, as well as picturesque walks to enjoy, with the likes of Biddulph Valley Way and Biddulph Grange Country Park also on your doorstep.

Stepping into the property you are welcomed by the entrance hall with stairs to the first floor. The lounge is spacious with a window to the front, a featured electric fireplace and french patio doors to the conservatory. The recently fitted modern kitchen/diner is to the rear with a range of base and wall units, built in electric oven and space for a dining table. Heading up the stairs you will find three bedrooms two of which are a double and a small single to enjoy. The bathroom is a modern three piece suite with a P shaped bath and provides a relaxing space to unwind after a long busy day. Externally is landscaped and pretty with a slate gravel garden to the front providing off road parking for two vehicles. The rear is spacious and tiered comprising of an Indian stone patio, decked area, lawned garden and gravel area providing that perfect space to entertain family and friends on those warm summer evenings. There is also a shed and summerhouse to enjoy.

We strongly recommend an early viewing to avoid any disappointment!!

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Entrance Hall

Composite entrance door to the front elevation. UPVC double glazed window to the side elevation. Wood effect laminate flooring. Stairs to the first floor.

Lounge

17'10 x 8'11 (5.44m x 2.72m)

UPVC double glazed window to the front elevation. UPVC double glazed french patio doors to the rear elevation. Feature electric coal effect fire with a marble hearth and surround. Laminate flooring. Television point. Radiator. Coving to the ceiling.

Conservatory

10'11 x 8'8 (3.33m x 2.64m)

UPVC double glazed windows to the side and rear elevation. UPVC double glazed entrance door to the side elevation. Laminate flooring.

Kitchen

11'9 x 11'6 (3.58m x 3.51m)

UPVC double glazed window and UPVC double glazed entrance door to the rear elevation. Recently fitted modern base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink with a single drainer and mixer tap. Built in electric oven and hob. Plumbing for a washing machine. Laminate flooring. Radiator. Partially tiled walls. Views over to Mow Cop Castle.

First Floor Landing

UPVC double glazed window to the side elevation. Loft access.

Bedroom One

14'1 x 9'4 (4.29m x 2.84m)

UPVC double glazed window to the front elevation. Radiator. Coving to the ceiling.

Bedroom Two

14'2 x 8'1 (4.32m x 2.46m)

UPVC double glazed window to the rear elevation. Radiator. Coving to the ceiling.

Bedroom Three

9'0 x 5'11 (2.74m x 1.80m)

UPVC double glazed window to the front elevation. Radiator. Storage cupboard.

Bathroom

UPVC double glazed window to the rear elevation. Modern fitted suite comprising of a P shaped panelled bath with a wall mounted shower and rainfall shower head. Vanity wash hand basin. Low level W/C. Tiled floor. Tiled walls. Towel rail. Storage cupboard. Inset ceiling spotlights.

Exterior

To the front there are steps upto the property and a gravel garden area providing off road parking. Gate to the side for access to the rear. The rear is enclosed and landscaped with an Indian stone patio area leading to decked area which is great for entertaining family and friends in the summer. There are steps down to the lawned garden and a barked area with a shed and summerhouse.

Additional Information

We are led to believe that the property is Freehold and Council Tax Band A.

Services

The main services of gas, electric, water and drainage are all connected to the mains. Broadband Fibre.

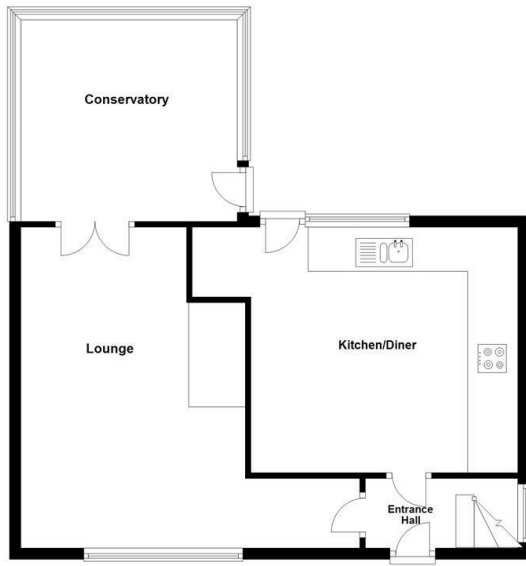
Please note: services and appliances have not been tested by the agent.

Disclaimer

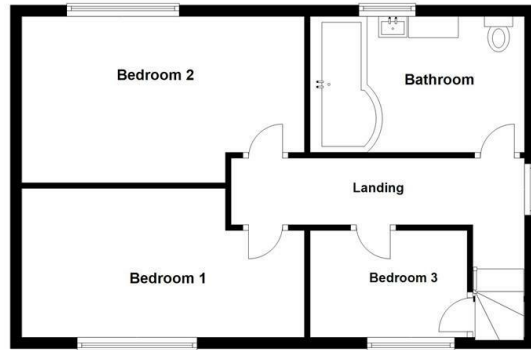
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Tel: 01782 470391

Ground Floor



First Floor



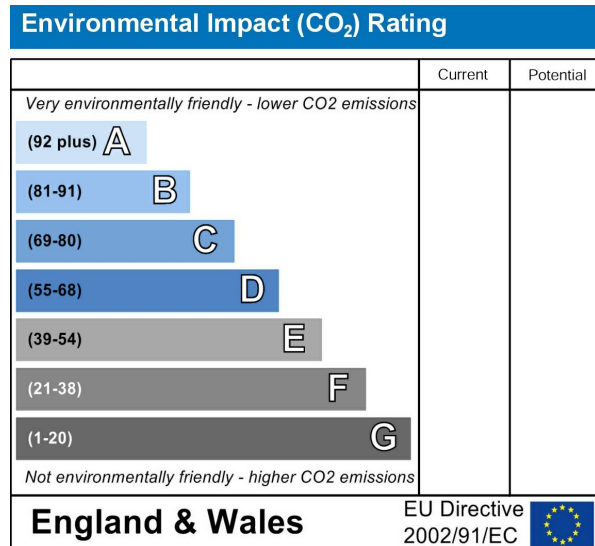
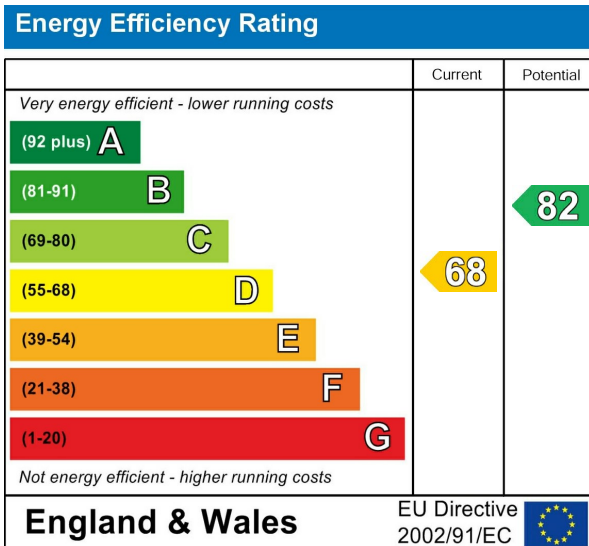
Road Map



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.

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.

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