



## 3 Beech Close

Biddulph Moor, ST8 7NZ

**Price £185,000**



Carters are delighted to present to the market this attractive detached home in the highly sought-after location of Biddulph Moor, offered for sale with no onward chain.

To the front of the property, a tarmac driveway provides off-road parking for up to four vehicles and leads to the garage.

On entering the home, you are welcomed into a bright and spacious open-plan kitchen, dining, and living area. The living space is positioned to the front of the property and features a multi-fuel stove, along with patio doors opening onto an enclosed outdoor seating area. To the rear, the dining area benefits from further patio doors providing access to the rear lawned garden, creating a seamless indoor-outdoor flow ideal for entertaining.

The ground floor is further enhanced by a newly installed shower room, fitted with a modern suite and electric shower.

To the first floor, there is a generous bedroom featuring a comprehensive range of fitted furniture including wardrobes, drawer units, and a dresser. Off the bedroom is a well-appointed bathroom suite.

This superb home is ideally suited to first-time buyers, downsizers, or those seeking a low-maintenance property in a desirable semi-rural setting, offering a perfect blend of modern living and peaceful surroundings.

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## Kitchen

9'2" x 10' (2.79m x 3.05m)

Composite double glazed entrance door to the side elevation.

UPVC double glazed window to the side elevation.

Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap. Funnello Range Style cooker with two ovens, a grill and a six ring gas hob (available by separate negotiation). Built in extractor hood. Integrated fridge. Larder cupboard with plumbing for a washing machine. Electric plinth heater. Recessed ceiling down lighters. Ceiling fan. Tiled flooring.

## Living Room

15' x 22'4" (4.57m x 6.81m)

Two UPVC double glazed windows to the front and side elevations. UPVC double glazed sliding patio doors to the front elevation.

Multifuel stove burner. Two radiators. TV aerial point.

## Dining Room

11'11" x 12'3" (3.63m x 3.73m)

UPVC double glazed sliding patio doors leading to the rear garden.

Coving to the ceiling. Stairs to the first floor. Radiator. Laminate flooring.

## Downstairs Shower Room

UPVC double glazed window to the side elevation.

Newly installed three piece suite comprising of; a shower enclosure with electric shower, wall mounted wash hand basin with storage under and a

mid level w.c.

Recessed ceiling down lighters. Tiled walls. Chrome radiator. Tiled flooring.

## Bedroom

21'10" x 10' (6.65m x 3.05m)

Three UPVC double glazed windows to the front, rear and side elevations.

Access to the loft space. Built in wardrobes, drawer units and a dresser. Two radiators. Laminate flooring.

## Bathroom / En Suite

UPVC double glazed window to the side elevation.

Panel bath. Vanity basin unit with storage under. Mid level w.c. Bidet. Partially tiled walls. Vinyl flooring.

## Garage

8' x 19' (2.44m x 5.79m)

Up and over garage door to the front elevation.

Power, lighting and tap.

## Externally

To the front of the property is a driveway providing off-road parking for four vehicles, leading to the garage. There is also a private, enclosed patio area with conifer hedging to the front and a raised border planted with shrubs and seasonal plants.

To the rear, the garden comprises a paved patio seating area and a lawn, complemented by mature shrubs, seasonal planting, and a tall established tree. Additional benefits include a timber shed for storage and the convenience of an outdoor tap.

## Additional Information

Freehold. Council Tax Band B.

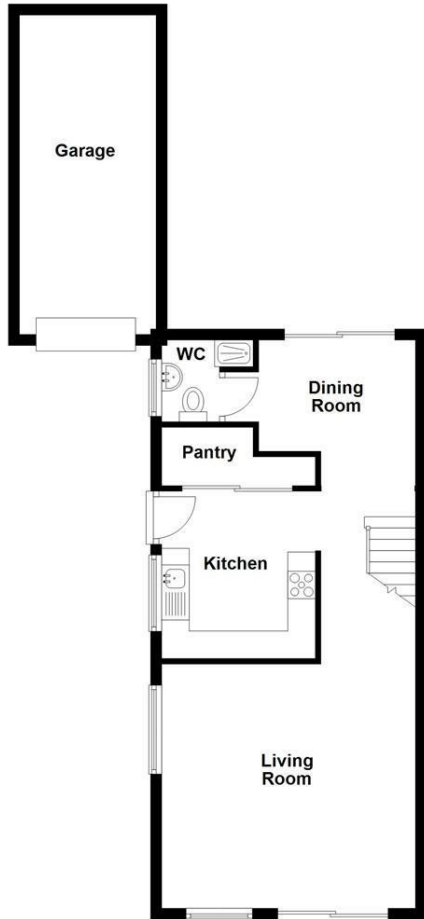
Total Floor Area: TBC.

Oil fired central heating. LPG gas supply for cooker only.

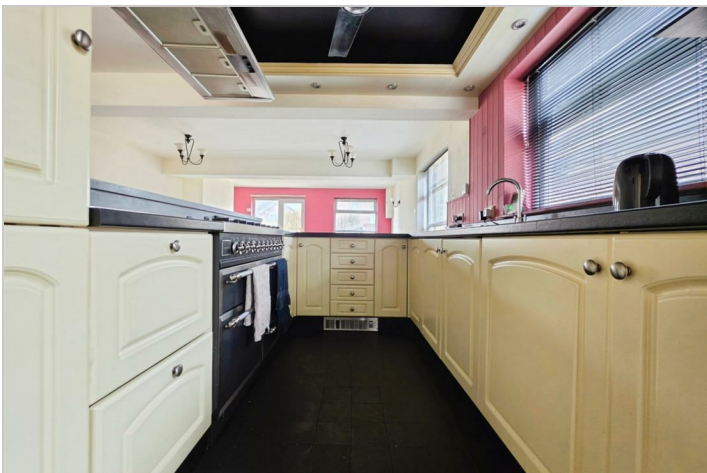
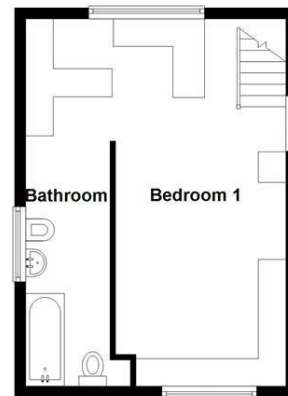
## Disclaimer

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Ground Floor



First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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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