



50 Leek Lane

Biddulph Moor, ST8 7NX

Offers in excess of £275,000



Carters are delighted to bring to market this beautifully presented three-bedroom detached family home, located in a highly sought-after semi-rural setting.

Upon entry, you are welcomed into a stylish living room featuring a cosy electric fire, creating a warm and inviting space. This leads through to the recently installed, contemporary Howdens fitted kitchen, finished to an exceptional standard and complete with fully integrated appliances. The kitchen offers generous dining space alongside a breakfast bar with elegant pendant lighting, making it ideal for both everyday living and entertaining. To the rear of the property is a practical utility room and a ground floor WC.

To the first floor are three well-proportioned bedrooms and a recently installed, luxurious bathroom suite finished to a high specification. The second bedroom enjoys far-reaching countryside views, adding to the property's appeal.

Externally, the property benefits from a tarmac driveway providing off-road parking for up to three vehicles, leading to the garage. To the rear is a private, south-facing garden, mainly laid to lawn with established shrub borders and a variety of seasonal plants. An Indian stone patio provides the perfect space for outdoor dining, and an external tap adds further convenience.

Viewing is highly recommended to fully appreciate the quality of finish, generous space, and enviable setting this exceptional family home has to offer.

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Entrance Hall

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation.

Radiator. Access to the stairs. Laminate flooring.

Living Room

15'11" x 11'4" (4.85m x 3.45m)

UPVC double glazed bay window to the front elevation.

Electric wall mounted fire. Radiator. TV point.

Kitchen / Dining Room

19'2" x 10'11" (5.84m x 3.33m)

UPVC double glazed window to the rear elevation.

Recently installed Howdens shaker style kitchen with a range of wall base and drawer units. Laminate work surfaces. Resin sink with a mixer tap and a drainer. Built in double electric oven and grill. Five ring induction hob. Built in extractor fan. Built in microwave. Integrated fridge freezer. Integrated dishwasher. Built in breakfast bar with pendant lighting over. Recessed ceiling down lighters. Under stairs storage cupboard. Panel radiator. Laminate flooring.

Utility Room

UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the side elevation.

Fitted base units with laminate work surfaces. Stainless steel sink with a mixer tap. Space and plumbing for a washing machine. Space for a tumble dryer. Access to loft space which is fully boarded. Laminate flooring.

W.C

UPVC double glazed window to the side elevation.

Countertop sink with storage under. Low level w.c. Radiator. Laminate flooring.

Stairs and Landing

UPVC double glazed window to the side elevation. Airing cupboard.

Bedroom One

10'7" x 13'2" (3.23m x 4.01m)

UPVC double glazed window to the front elevation.

Radiator. TV point.

Bedroom Two

11'7" x 8'5" (3.53m x 2.57m)

UPVC double glazed window to the front elevation.

Radiator. TV point.

Bedroom Three

8'2" x 7'6" (2.49m x 2.29m)

UPVC double glazed window to the rear elevation.

Radiator. TV point.

Family Bathroom

UPVC double glazed window to the rear elevation.

Recently fitted three piece suite comprising of; panel bath with a wall mounted shower, vanity basin unit with storage under and a recessed w.c. Recessed ceiling down lighters. Heated towel rail. Partially tiled walls. Laminate flooring.

Garage

16'7" x 9' (5.05m x 2.74m)

Up and over garage door to the front elevation.

Power and lighting.

Externally

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provides the perfect space for outdoor dining, and an external tap adds further convenience.

Additional Information

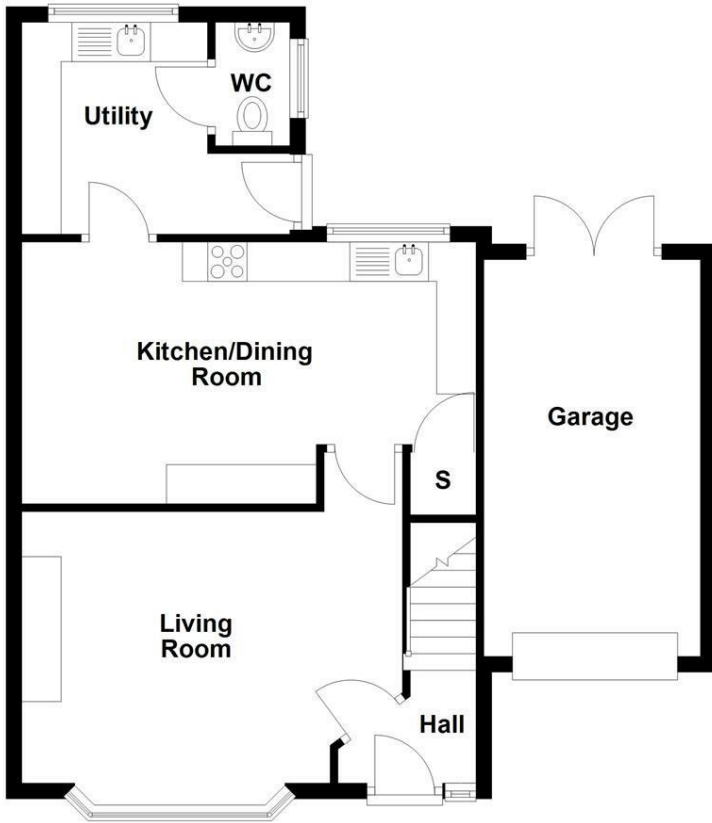
Freehold. Council Tax Band C.

Total Floor Area: TBC

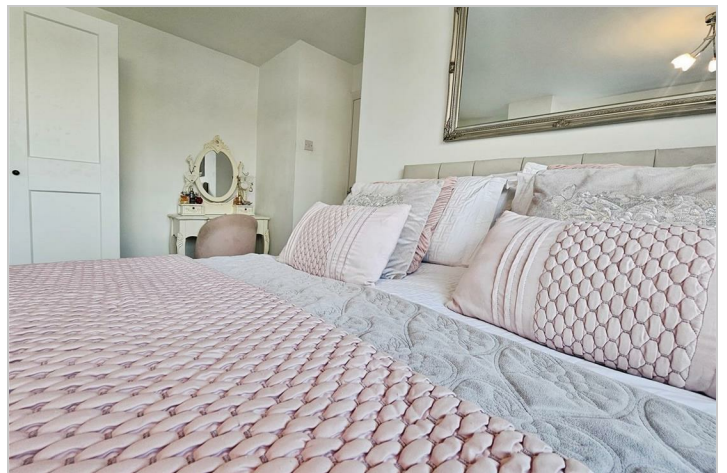
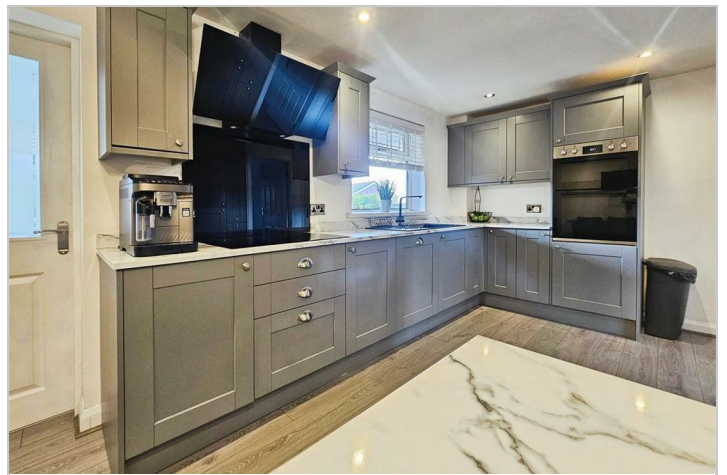
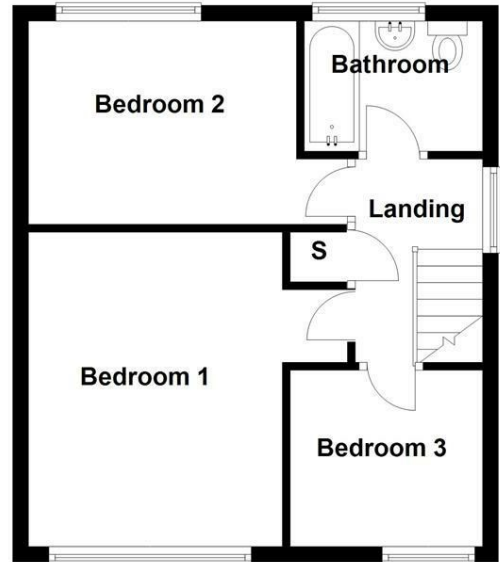
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Ground Floor



First Floor



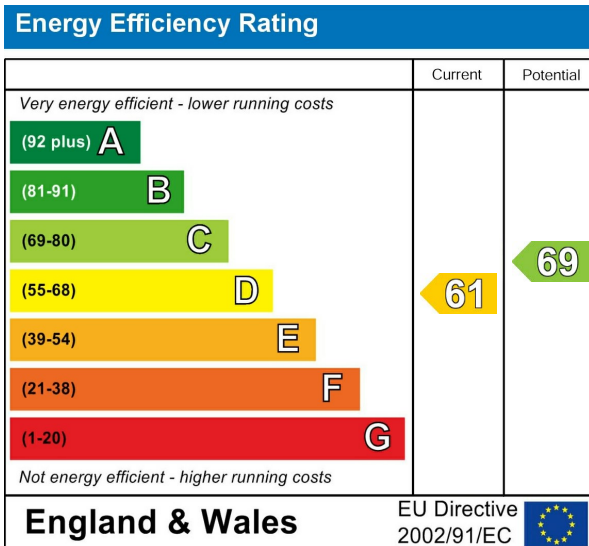
Road Map



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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