



58 Station Road

Biddulph, ST8 6BS

Price £235,000



Carters are pleased to introduce to the market this beautifully extended three-bedroom semi-detached home, ideally located within convenient walking distance of Biddulph Town Centre, highly regarded local schools, and the popular Halls Road Recreation Ground, which benefits from recently upgraded play facilities and modern sports amenities.

Upon entering the property, you are welcomed into a bright and elegant lounge, featuring a charming bay window and an attractive feature fireplace, creating a warm and inviting living space. To the rear of the home is a superb open-plan kitchen, dining and family area, thoughtfully designed to offer both practicality and style. This impressive space is perfect for modern living and entertaining, with French doors opening directly onto the rear garden, allowing natural light to flood the room and providing seamless indoor-outdoor living. The first floor hosts two generously sized double bedrooms, a well-proportioned single bedroom, and a beautifully presented modern family bathroom suite finished to a high standard. Externally, the property benefits from off-road parking for up to three vehicles, along with a substantial and private rear garden, offering excellent outdoor space for relaxation, entertaining, or family use.

This fantastic home combines space, style and a highly convenient location, making it an ideal purchase for families and professionals alike.

Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

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Entrance Hallway

UPVC double glazed entrance door to the front elevation.

Access to the stairs with under stairs storage cupboard. Radiator. Vinyl flooring.

Living Room

11'3" x 12'7" (3.43m x 3.84m)
UPVC double glazed bay window to the front elevation. Coving to the ceiling. Feature fireplace. Radiator. TV point. Laminate flooring.

Kitchen Area

6'7" x 9'2" (2.01m x 2.79m)
UPVC double glazed window to the side elevation. Modern high gloss fitted kitchen having a range of wall, base and drawer units and laminate work surfaces. Built in breakfast bar with storage under. LED plinth lighting. Stainless steel one and a half sink with a mixer tap and a drainer. Freestanding gas oven having a double oven / grill and a four ring hob. Tiled flooring.

Utility Room

7' x 6'1" (2.13m x 1.85m)
UPVC double glazed window to the rear elevation. Fitted wall units. Laminate work surfaces. Space and

plumbing for a washing machine. Space for a tumble dryer. Space for a fridge freezer. Tiled flooring.

Dining Area

11'2" x 9'11" (3.40m x 3.02m)
Coving to the ceiling. Radiator. Tiled flooring.

Family Room

6'11" x 8'9" (2.11m x 2.67m)
UPVC double glazed french doors to the rear garden. Radiator. Tiled flooring.

Stairs and Landing

UPVC double glazed window to the side elevation. Feature exposed beam. Access to the loft which has a ladder and is fully boarded, with power and lighting. Potential for conversion (subject to planning).

Bedroom One

11'1" x 12'8" (3.38m x 3.86m)
UPVC double glazed window to the front elevation. Radiator.

Bedroom Two

8'10" x 11'3" (2.69m x 3.43m)
UPVC double glazed window to the rear elevation. Radiator.

Bedroom Three

5'10" x 6'9" (1.78m x 2.06m)
UPVC double glazed window to the front elevation. Radiator.

Bathroom

13'11" x 6'1" (4.24m x 1.85m)
UPVC double glazed window to the rear elevation. Three piece fitted modern bathroom suite comprising of; a panel bath with a mains shower over, mid level w.c and his and hers wash hand basins. Built in storage cupboards and drawers with LED plinth lighting. Recessed ceiling down lighters. Wall mounted mirror. Partially tiled walls. Chrome heated towel rail. Tiled flooring.

Externally

To the front of the property there is a gravel driveway providing off-road parking for up to three vehicles, with a secure side gate giving access to the rear garden.

The rear garden is mainly laid to lawn and features a paved patio area and a timber decking space, ideal for outdoor seating and entertaining. It also benefits from a selection of seasonal plants and shrubs, a garden

shed, and an outside tap for added convenience.

Additional Information

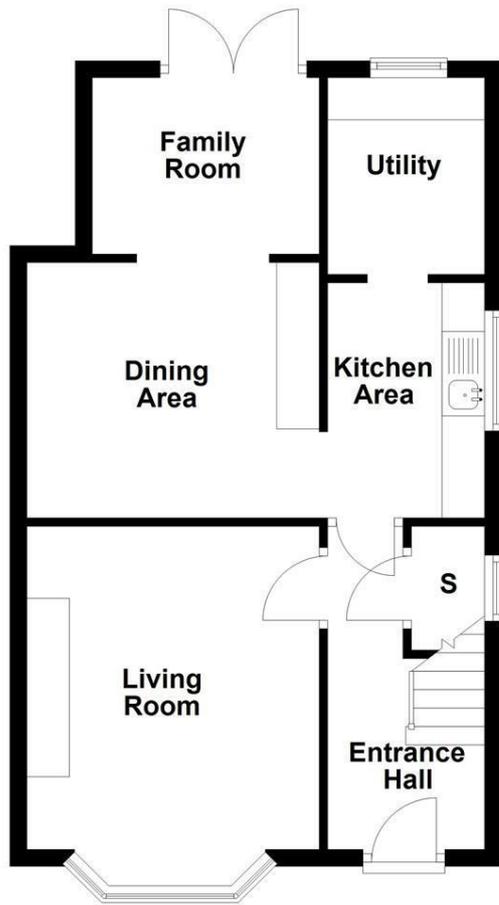
Freehold.

Total Floor Area: 957 Square Foot / 89 Square Meters.

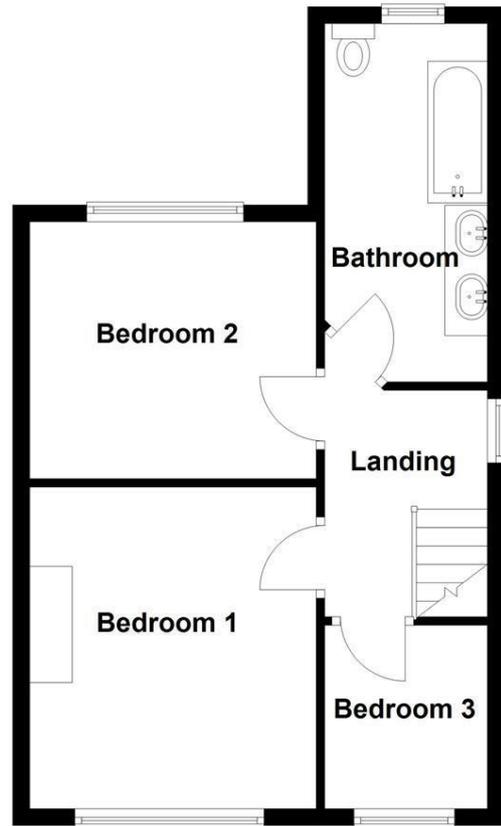
Disclaimer

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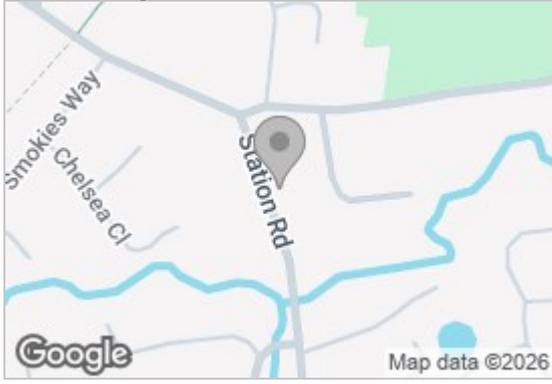
Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

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

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