



## 1 Matterhorn Close

Biddulph, ST8 7FJ

Price £229,950



Here at Carters, we are delighted to welcome to the market this immaculately presented and stylish, three-bedroom, semi-detached family home.

Perfect for first time buyers, young families or those of you who are looking to downsize, this beautiful family home is 'show home ready' for you to move into and enjoy right from day one! Boasting one of the larger plots of its kind, this fantastic property not only enjoys a generous and private rear garden and a double driveway for any off-road parking needs, but also stunning, far-reaching views up to Mow Cop upon the horizon. On entering the property, you are welcomed into a bright entrance hall, ideal for welcoming guests and storing coats and muddy wellies, as well providing access into the WC. The ground floor accommodation is contemporary and enjoys an open-plan aspect, which is perfect for growing families, as well as entertaining friends and family throughout the year. The living space is to the rear elevation, boasting French doors which lead out into the garden, whilst the kitchen sits towards the front. The kitchen space is modern, enjoying high gloss units and integrated appliances, including a fridge, freezer, oven and dishwasher. Heading up the stairs to the first floor, there is more space for the family to enjoy, boasting three bedrooms, two of which are doubles whilst the third is a generous single, as well as a relaxing, three-piece family bathroom. Situated towards the head of a quiet and family friendly cul-de-sac, made up of just a handful of houses, this beautiful home benefits from having some of the very best local amenities our lovely town has to offer including: excellent schools, a Children's park, Biddulph Valley Leisure Centre, a variety of shops and the historic Biddulph Grange Country Park.

This truly is a property you don't want to miss out on and we highly recommend viewings to appreciate this beautiful home. Call the office today to book your viewing on 01782 470391.

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## **Entrance Hall**

UPVC composite entrance door to the front elevation. Access to WC. Tiled floor.

## **Downstairs WC**

Pedestal hand wash basin with tiled splashback and a recessed WC. Radiator. Extractor Fan. Tiled floor.

## **Open Plan Lounge And Kitchen**

14'09 (max) x 25'07 (max) (4.50m (max) x 7.80m (max))

Kitchen Area- UPVC double glazed window to the front elevation.

A selection of modern high gloss wall, drawer and base units with laminate work surfaces, incorporating a stainless steel, one and a half sink, mixer tap and drainer. A built-in electric oven, four ring gas hob and extractor hood. Integrated fridge/freezer. Integrated washing machine. Space and plumbing for a integrated dishwasher. Recessed ceiling down lighters. Tiled floor.

Lounge Area- UPVC double glazed french patio doors and side lights to the rear elevation. Three radiators. TV point. Under stairs storage cupboard. Stairs to the first floor.

## **First Floor Landing**

Loft access. Above stairs storage cupboard.

## **Bedroom One**

8'03 x 14'08 (2.51m x 4.47m)

UPVC double glazed window to the rear elevation. Large triple wardrobe. Radiator. TV point.

## **Bedroom Two**

8'03 x 10'10 (2.51m x 3.30m)

UPVC double glazed window to the front elevation. Radiator.

## **Bedroom Three**

6'03 x 9 (1.91m x 2.74m)

UPVC double glazed window to the rear elevation. Radiator.

## **Family Bathroom**

UPVC double glazed window to the rear elevation. A three piece suite comprising of a panelled bath with wall mounted shower head, a pedestal hand wash basin and a recessed WC. Recessed ceiling down lighters. Extractor fan. Chrome heated ladder towel rail. Partially tiled walls. Tiled floor.

## **Exterior**

To the front of the property, there is a tarmacadam driveway for two vehicles and paved steps leading to the front of the house.

Gated side access to the rear.

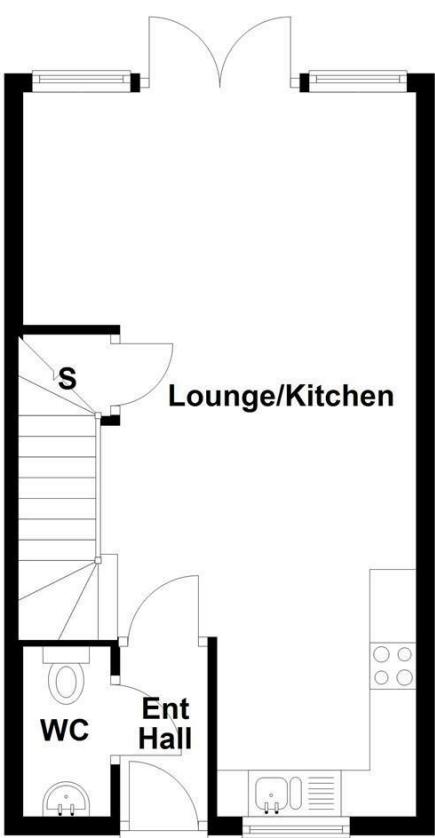
To the rear of the property there is a paved patio area, a good-sized lawn and a landscaped gravel patio area to the top with sleeper flower borders for decoration.

## **Additional Information**

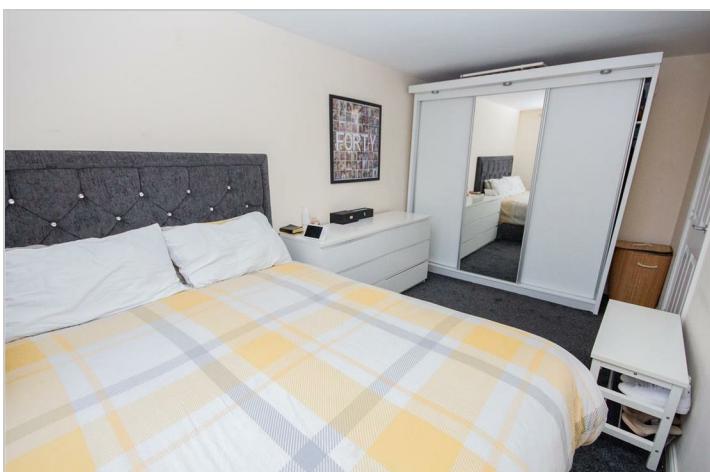
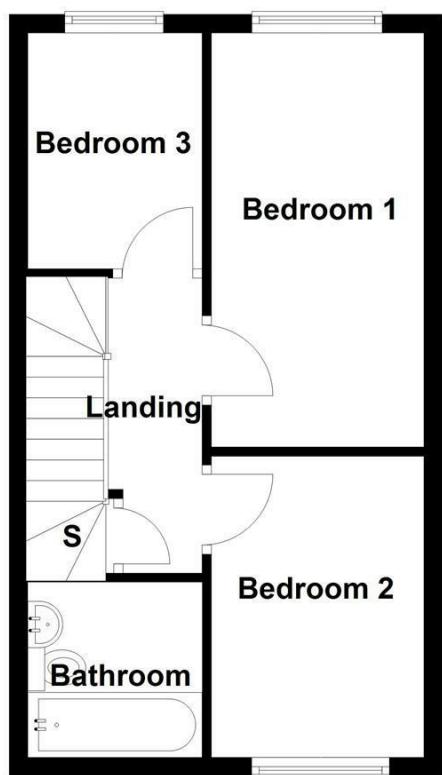
Freehold and council tax band B.

Newly fitted carpets throughout the groundfloor, stairs, first floor landing and bedroom one.

**Ground Floor**



**First Floor**



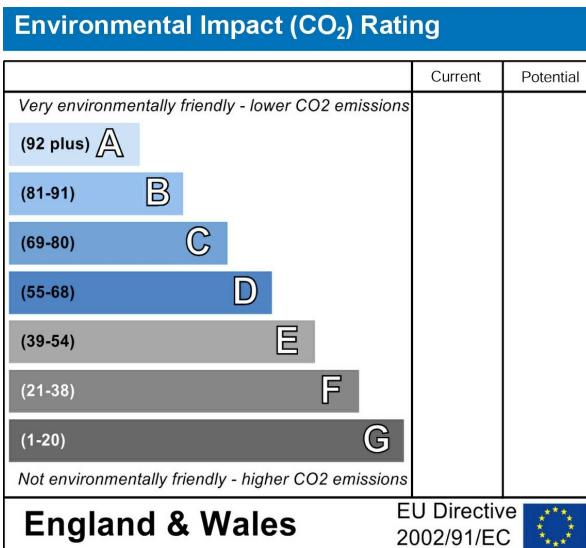
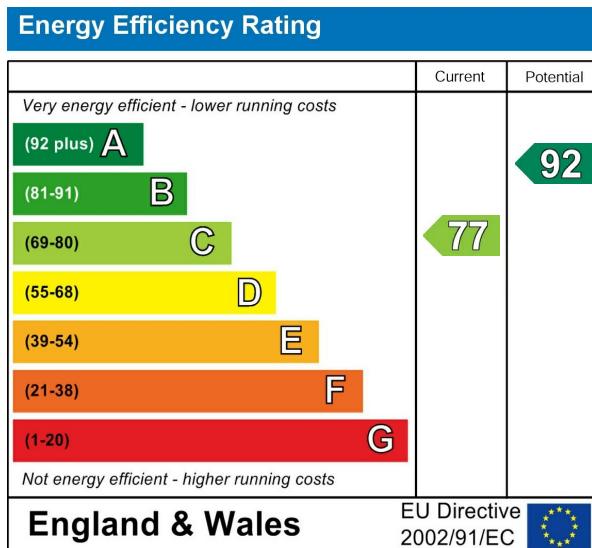
## Road Map



## 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.