



44 Tunstall Road

Biddulph, ST8 6HH

Price £315,000



Here at Carters we are delighted to present this exquisite three-bedroom Victorian end-terrace, ideally positioned in the heart of Biddulph. Rich in historic charm and beautifully preserved original features, this impressive home has been meticulously renovated by the current owners to an exceptional standard, offering a true turnkey opportunity.

The entrance hall immediately showcases the home's character, having an exposed wooden staircase with carpet runner and sensational decor, welcoming you in and making you eager to explore the rest of the home. You will not be disappointed, with high ceilings, solid wood flooring, original internal doors, stained glass windows and working fireplaces setting the tone throughout. The ground floor offers two elegant reception rooms, both with walk-in bay windows and attractive open fireplaces. At the heart of the home is a stunning bespoke kitchen, featuring bamboo cabinetry, quartz work surfaces, a central island, Rangemaster oven (by negotiation), and a boiling water tap. A stylish shower/cloakroom completes the ground floor.

Upstairs are three generous double bedrooms, with the principal bedroom enjoying a walk-in bay window and the second boasting views of Mow Cop Castle. The bathroom is a standout space, offering a freestanding bath with exposed brass pipework, power shower, antique desk-style wash basin, and storage cupboard.

Further benefits include a large garage with fob-controlled door and a versatile basement with utility, pantry, music area, and storage spaces.

Externally, the property is accessed via secure gates opening onto a gravelled forecourt with mature planting. The side garden offers decking, a Yorkstone patio, and a water feature, while a substantial Indian stone driveway provides parking for up to four vehicles.

To the rear, a charming garden arbor leads to a kitchen garden with raised beds, fruit trees, an artificial lawn, water feature, and well-stocked borders. A greenhouse is also included.

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Entrance Hallway

Hardwood single glazed entrance door to the side elevation having original stained glass windows to the side.

Stairs to the first floor. Original coving and corbels to the ceiling. Solid wood flooring.

Sitting Room

14' x 13'1" (4.27m x 3.99m)

UPVC double glazed bay window to the side elevation. Original solid wood internal door. Working fireplace having an attractive wood and brass surround. Original coving to the ceiling. Solid wood flooring. Radiator.

Drawing Room

12'11" x 16'2" (3.94m x 4.93m)

UPVC double glazed bay window to the front elevation. Original internal door. Working fireplace. Original coving to the ceiling. Solid wood flooring. Radiator.

Kitchen / Diner

13'7" x 12'7" (4.14m x 3.84m)

UPVC double glazed french doors to the side elevation leading to the timber decking area. UPVC double glazed window to the rear elevation. Luxurious bespoke fitted bamboo kitchen having a range of wall, base and drawer units and a larder cupboard. Bespoke Quartz worktops and upstands. Island with a Quartz worktops and storage under. Inset resin sink with a boiling water tap. Space for a Rangemaster oven (available via separate negotiation). Quartz splashback. Fitted

Rangemaster extractor hood. Space for a fridge freezer (available via separate negotiation). Integrated dishwasher. Bronze effect panel radiator. Recessed ceiling down lighters and pendant lighting. Fitted shelving. Vinyl flooring.

Ground Floor Shower Room

Contemporary three piece fitted suite comprising of; a shower enclosure with an electric power shower, vanity basin unit with storage under and a mid level w.c. Extractor fan. Partially tiled walls. Chrome heated towel rail. Tiled flooring.

Stairs and Landing

Exposed wood staircase with carpet runner.

Master Bedroom

16' x 12'9" (4.88m x 3.89m)

UPVC double glazed bay window to the front elevation. Cast iron effect radiator.

Bedroom Two

13'3" x 13'9" (4.04m x 4.19m)

UPVC double glazed windows to the side and rear elevations. Radiator.

Bedroom Three

10' x 13' (3.05m x 3.96m)

UPVC double glazed window to the side elevation. Original cast iron feature fireplace. Feature cast iron radiator.

Bathroom

13' x 10'11" (3.96m x 3.33m)

Antique stained glass internal door. UPVC double glazed window to the side elevation. Antique desk having a fitted wash hand basin.

Freestanding bath with exposed pipework and a shower over. Mid level w.c. Antique storage cabinet. Sauna wood ceiling. Access to the loft space. Solid wood flooring.

Garage

16' x 17' (4.88m x 5.18m)

Fob controlled roller electric door. UPVC double glazed entrance door. UPVC double glazed entrance door to the basement. Power and lighting.

Basement

Basement space being separated into several spaces as follows;

Utility area - 12'5" x 13'8"
Space and plumbing for a washing machine. Space for a tumble dryer. Belfast ceramic sink. Fitted base and drawer units with laminate work surfaces.

Pantry area - 4'10" x 7'11"

Power and lighting. Recessed ceiling down lighters.

Music area - 10'3" x 12'10"

UPVC double glazed window to the side elevation. Recessed ceiling down lighters.

Storage area one - 5'4" x 13'1"

Tap. Lighting.

Storage area two - 15'5" x 14'5"

Externally

The property is approached via a secure gated entrance, set between attractive historic stone gate posts, opening onto a gravelled forecourt

bordered by a characterful stone wall and thoughtfully planted with a selection of seasonal shrubs, plants, and a mature tree. A contemporary corten steel gate provides access to the side and rear gardens.

To the side elevation, there is a raised timber decking area offering an ideal space for outdoor entertaining, with the added benefit of secure storage beneath. Adjoining this is an elegant Yorkstone paved patio. The side garden is complemented decorative water feature, enhancing the overall sense of tranquillity.

The side and rear of the property benefit from a substantial Indian stone driveway, providing generous off-road parking for up to four vehicles, with secure gated access. An external water supply is also conveniently located.

To the rear, a charming garden arbor leads to a well-designed kitchen garden, featuring raised railway sleeper vegetable beds and an established selection of fruit trees. Beyond, the garden continues with an area of artificial lawn, a further ornamental water feature, and beautifully stocked borders comprising a wide variety of mature plants, trees, and shrubs. A greenhouse is included within the sale.

The rear gardens two elevated seating areas are positioned to take full advantage of the far-reaching

views towards Mow Cop Castle, creating an exceptional setting for relaxation and outdoor enjoyment.

Additional Information

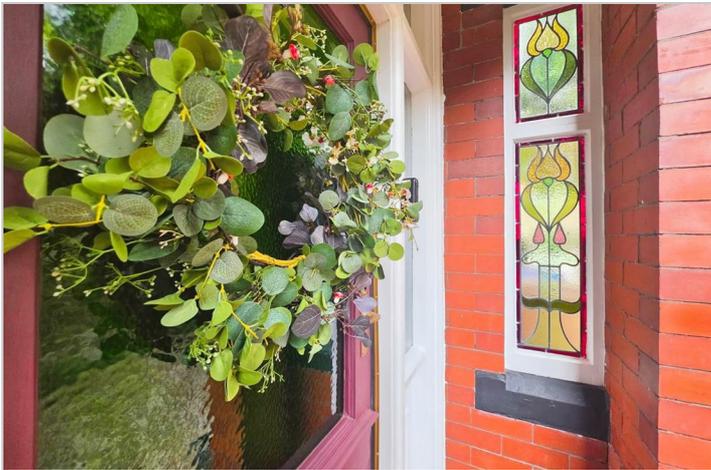
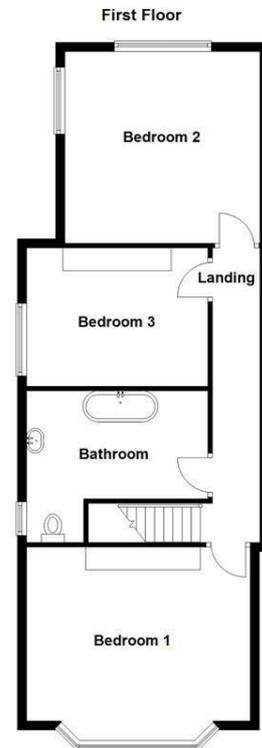
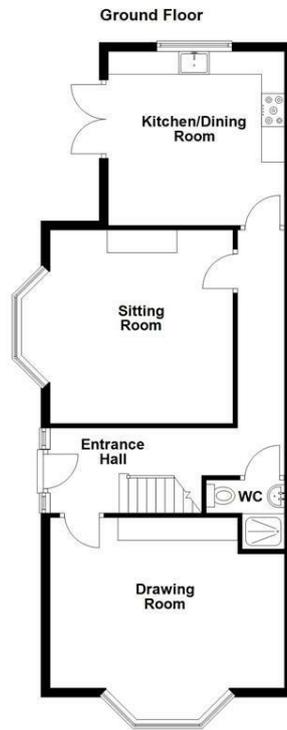
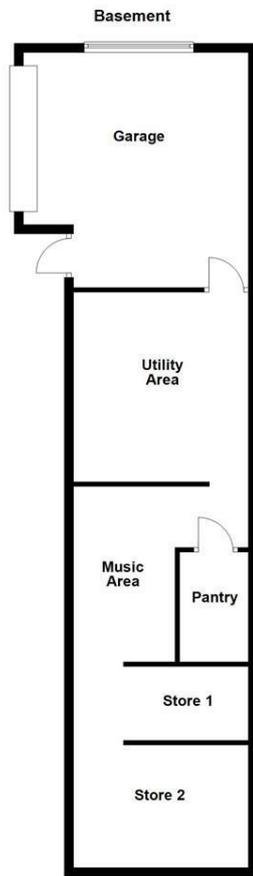
Freehold. Council Tax Band C.

Total Floor Area: 138 Square Meters / 1485 Square Foot.

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Tel: 01782 470391



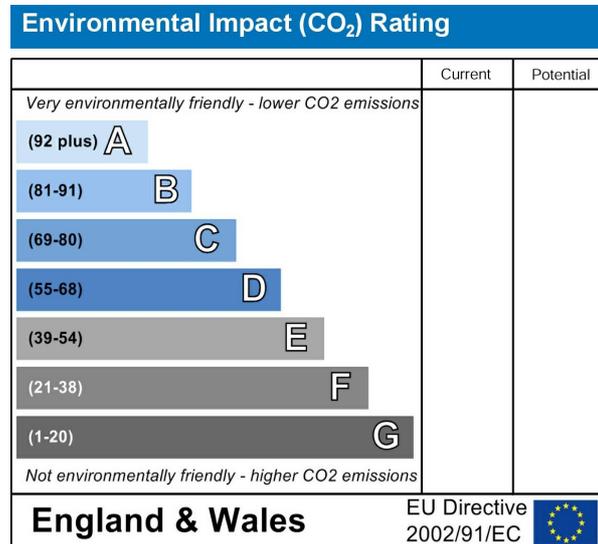
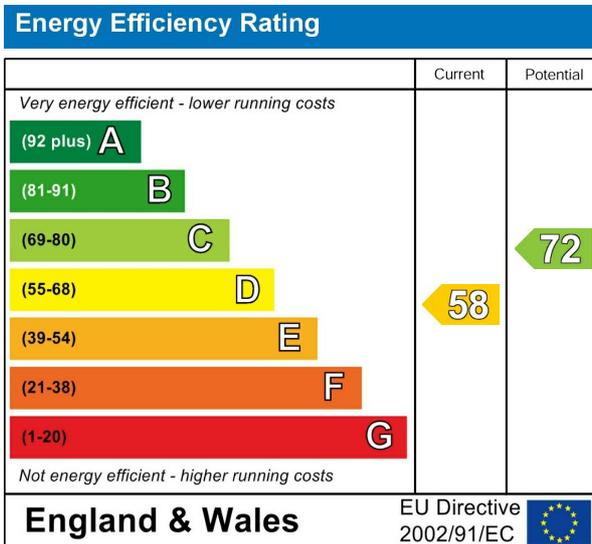
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

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