



11 Moorfield Avenue

Biddulph, ST8 6HT

Price £215,000



Carters are delighted to welcome to the market this beautifully presented three-bedroom home, offered for sale with no onward chain.

An excellent opportunity for first-time buyers, the property enjoys a convenient location close to local schools and within easy walking distance of Biddulph town centre.

The accommodation comprises a welcoming lounge featuring a bay window and electric fire, creating a cosy yet spacious living environment. To the rear, a superb open-plan kitchen/dining room is fitted with a stunning range of units complemented by solid wood work surfaces, providing the perfect space for both everyday family life and entertaining. A separate utility room and ground floor w.c. adds further practicality.

To the first floor are three well-proportioned bedrooms and a stylish four-piece family bathroom, finished to a high standard.

Externally, the property benefits from a low-maintenance rear garden and a generous storage shed, offering excellent outdoor space with minimal upkeep required.

Early viewing is highly recommended to fully appreciate the quality, location and accommodation on offer.

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Entrance Hallway

Composite double glazed entrance door to the front elevation.

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

Living Room

12' x 10'10" (3.66m x 3.30m)

UPVC double glazed bay window to the front elevation.

Coving to the ceiling. Electric fire. Two panel radiators. Feature wall lighting.

Kitchen

7'7" x 9'5" (2.31m x 2.87m)

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

Modern high gloss fitted kitchen incorporating a range of wall, base and drawer units. Solid wood work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Built in electric oven and grill. Built in five ring electric hob with a built in extractor hood over. Space for a fridge. Coving to the ceiling. Laminate flooring.

Dining Room

12'2" x 11'10" (3.71m x 3.61m)

UPVC double glazed french doors to the rear elevation. Coving to the ceiling. Panel radiator. Laminate flooring.

Utility Room

UPVC double glazed window to the rear elevation.

Wall and base units with laminate work surfaces. Space for a freezer. Space and plumbing for a washing machine.

W.C

UPVC double glazed window to the side elevation.

Mid level w.c. Wall mounted wash hand basin. Built in storage cupboards. Panel radiator.

Stairs and Landing

UPVC double glazed window to the side elevation.

Access to a boarded loft space.

Bedroom One

11'7" x 12' (3.53m x 3.66m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Radiator.

Bedroom Two

10'8" x 11'3" (3.25m x 3.43m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Radiator.

Bedroom Three

7'2" x 6'11" (2.18m x 2.11m)

UPVC double glazed window to the front elevation.

Radiator.

Bathroom

UPVC double glazed window to the rear elevation.

Modern four piece bathroom suite comprising of; a panel bath, shower enclosure, mid level w.c and a vanity basin unit with storage under.

Coving to the ceiling. Extractor fan. Heated towel rail. Tiled walls. Tiled flooring.

Externally

Externally to the front of the property is a generous driveway providing off road parking for a number of vehicles which leads to a set of secure gates providing access to the rear garden. To the rear is a low maintenance garden having a paved seating area and raised timber flower borders housing a selection of seasonal plants and shrubs. There is a generous timber shed suitable for storage included in the sale.

Additional Information

Freehold.

Council Tax Band: B.

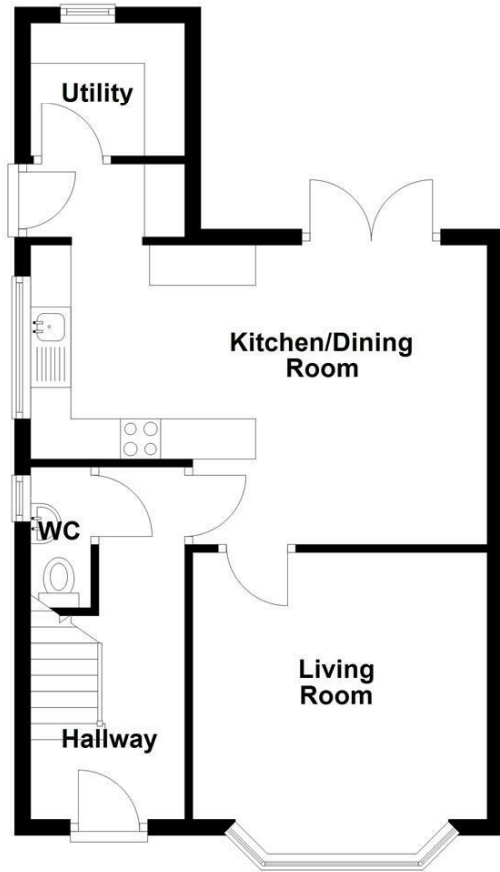
Total Floor Area: TBC

Disclaimer

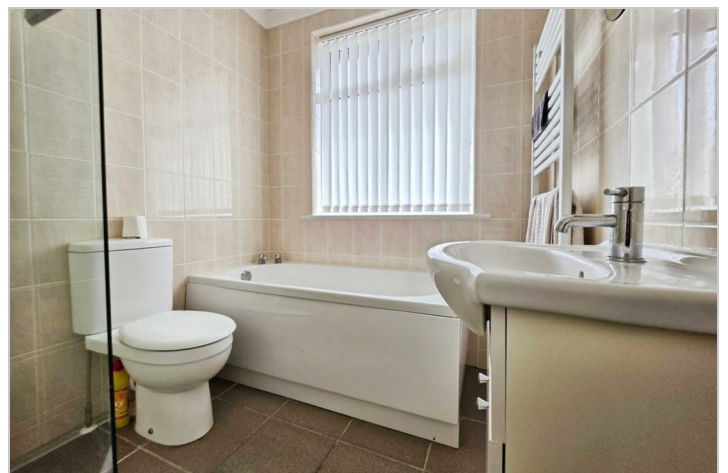
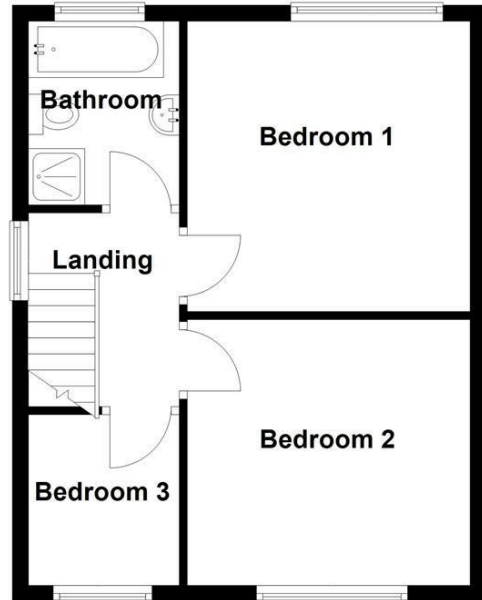
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Ground Floor



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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