



## 26 Queens Drive

Biddulph, ST8 7DA

**Offers over £120,000**



Carters Estate Agents are delighted to present to the market this beautifully presented three-bedroom semi-detached home, which has been extensively improved by the current owner. Recent upgrades include the installation of solar panels, a new boiler, replacement windows, and a stylish new bathroom.

To the front of the property, a block-paved driveway provides off-road parking for two vehicles. An entrance porch leads into the welcoming hallway, which in turn gives access to a spacious living room featuring an attractive electric fireplace and French doors opening into the conservatory. The conservatory enjoys pleasant views over the rear garden and provides an ideal additional living space.

The modern fitted kitchen is located at the rear of the property and benefits from a breakfast bar, integrated appliances, and ample storage and workspace.

To the first floor are three generously sized bedrooms and a recently fitted luxury bathroom, finished to a high standard with contemporary matte black fixtures and fittings, along with useful built-in storage solutions.

Externally, the property boasts a private, low-maintenance rear garden with a paved patio area, perfect for outdoor dining and entertaining. A secure storage shed provides additional practicality.

Please note: This property is available to cash buyers only.

Early viewing is highly recommended. Contact Carters Estate Agents today to arrange your appointment.

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## Entrance Porch

UPVC double glazed entrance door to the front elevation. UPVC double glazed windows to the front and side elevations. Tiled flooring.

## Entrance Hallway

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation. Stairs to the first floor. Radiator. Laminate flooring.

## Living Room

17'10" x 9'10" (5.44m x 3.00m)

UPVC double glazed window to the front elevation. UPVC double glazed french doors to the rear elevation leading to the conservatory. Electric fire having a marble surround. Radiator. TV point. Laminate flooring.

## Conservatory

8'8" x 9'8" (2.64m x 2.95m)

UPVC double glazed french doors to the side elevation leading to the garden. UPVC double glazed windows to the side and rear elevations. Radiator. Tiled flooring.

## Kitchen

13'6" x 8'4" (4.11m x 2.54m)

UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the rear elevation. Modern high gloss fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces.

Stainless steel sink with a mixer tap and a drainer. Built in electric oven. Built in four ring induction hob. Built in extractor hood. Space for a fridge freezer. Space and plumbing for a washing machine. Space for a tumble dryer. Integrated dishwasher. Recessed ceiling down lighters. Partially tiled walls. Radiator. Tiled flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation. Access to the loft space.

## Bedroom One

14' x 9'6" (4.27m x 2.90m)

UPVC double glazed window to the front elevation. Fitted wardrobes, storage and drawer units. Radiator.

## Bedroom Two

14' x 8'1" (4.27m x 2.46m)

UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Three

9'2" x 6'6" (2.79m x 1.98m)

UPVC double glazed window to the front elevation. Over stairs storage cupboard. Radiator. Laminate flooring.

## Bathroom

UPVC double glazed window to the rear elevation. Newly fitted luxurious bathroom suite with matte black fixtures and fittings. Shower enclosure with a glazed shower screen and a recessed niche detail.

Countertop wash hand basin with storage units under. Comfort level w.c. Recessed ceiling down lighters. Extractor fan. Heated towel rail. Tiled flooring.

## Externally

To the front of the property is a block-paved driveway providing off-road parking for two vehicles, bordered by mature planting and offering an attractive first impression. Gated side access leads through to the rear garden.

The rear garden has been designed with low maintenance in mind and enjoys a good degree of privacy. A paved patio area provides the perfect space for outdoor seating, dining, and entertaining, while the remainder of the garden offers a practical and versatile outdoor space. There is also a secure storage shed, ideal for garden equipment, bicycles, and additional storage needs.

The property further benefits from solar panels, helping to improve energy efficiency and reduce running costs.

## Additional Information

Cash buyers only.

Solar Panels owned by the seller and included in the sale.

Total Floor Area: TBC.

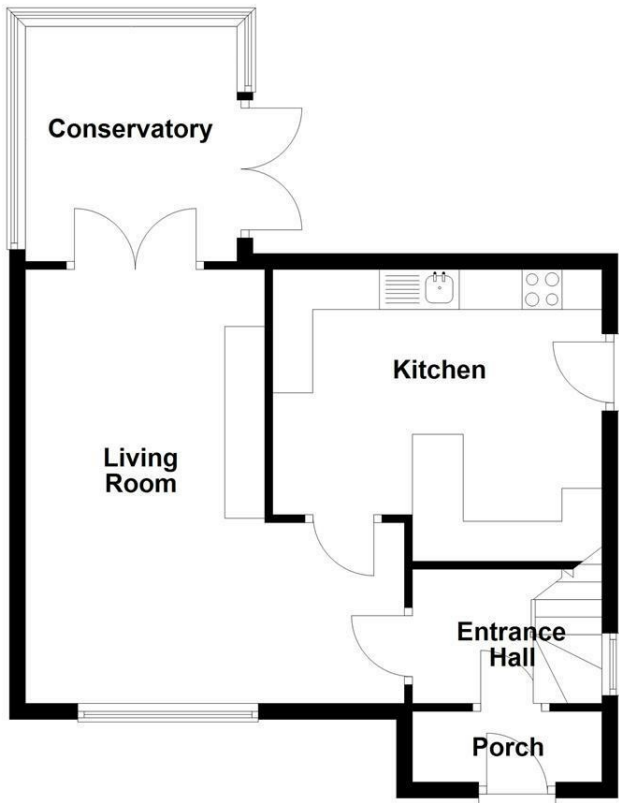
Council Tax Band A.

## Disclaimer

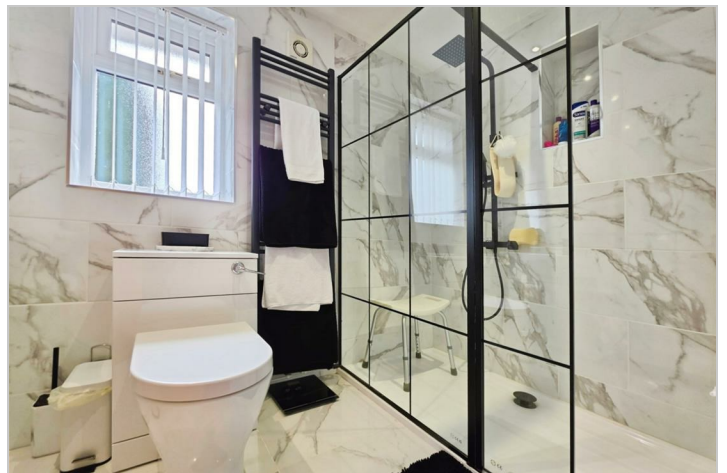
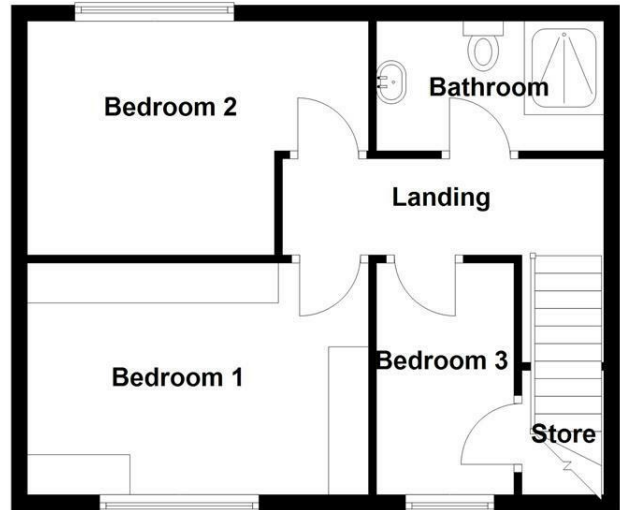
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Tel: 01782 470391

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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