



9 Ox Hey Drive

Biddulph, ST8 7EU

Price £210,000



Carters are delighted to welcome to the market this semi-detached family home, which is beautifully presented throughout making it an ideal purchase for first time buyers, or that ever growing family.

The heart of the home is the inviting living room, which boasts a delightful multi-fuel burner, creating a warm and cosy atmosphere for family gatherings. The kitchen is a chef's dream, equipped with a built-in double oven and an integrated fridge/freezer, making meal preparation a breeze. Adjacent to the kitchen, the conservatory provides an excellent space for entertaining or simply enjoying the garden views, enhancing the overall living experience. The ground floor also features a well-appointed bathroom, ensuring that all family needs are met with ease. With three well-proportioned bedrooms, including two doubles and a good-sized single, this property is ideal for families seeking space and convenience. Bedroom one is particularly appealing, featuring an en suite for added privacy and comfort. Outside, the property offers parking for two vehicles, a valuable asset in this desirable area. The rear garden is pretty and provides a haven for those who love to enjoy sitting out in the summer months.

This home is ideally situated close to reputable schools, local amenities, and the Biddulph Valley Leisure Centre, making it a perfect choice for families looking to settle in a vibrant community. With its attractive features and convenient location, this semi-detached house is a wonderful opportunity for those seeking a new family home in Biddulph.

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Entrance Hall

UPVC double glazed entrance door to the front elevation.
Stairs to the first floor. Radiator.

Living Room

12'6 x 12'4 (3.81m x 3.76m)
UPVC double glazed window to the front elevation.
Feature multi fuel burner with a slate tiled hearth and wooden mantle.
Coving to the ceiling. Radiator. Television point.

Kitchen

10'10 x 10'7 (3.30m x 3.23m)
UPVC double glazed window to the rear elevation.
A selection of fitted wall, drawer and base units. Work surfaces incorporating inset a ceramic sink, with a drainer and mixer tap. Built in double electric oven, four ring gas hob and extractor hood. Built in microwave. Integrated fridge/freezer. Space and plumbing for a washing machine and dishwasher. Coving to the ceiling. Radiator. Tiled flooring. Under stairs storage with a UPVC double glazed window and space for a dryer.

Conservatory

10'8 x 9'9 (3.25m x 2.97m)
UPVC double glazed windows to the side and rear elevation. UPVC double glazed french patio doors to the rear elevation.
Radiator. Television point. Feature wall lighting. Vinyl flooring.

Bathroom

UPVC double glazed window to the rear elevation.
Fitted suite comprising of a panelled bath with shower above, a pedestal wash hand basin, and a low level W/C. Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Chrome heated ladder towel rail. Tiled flooring.

First Floor Landing

UPVC double glazed window to the side elevation.
Loft access. Solid oak hand rail.

Bedroom One

11'7 x 10'5 (3.53m x 3.18m)
UPVC double glazed window to the front elevation.
Fitted wardrobes and drawer unit. Radiator.

En Suite

Fitted suite comprising of a corner shower enclosure, with a wall mounted shower, wall mounted wash hand basin and a low level W/C. Recessed ceiling down lighters. Extractor fan. Chrome heated ladder towel rail. Partially aqua boarded walls. Tiled flooring.

Bedroom Two

12'10 x 8'6 (3.91m x 2.59m)
UPVC double glazed window to the rear elevation.
Fitted wardrobe. Feature cast iron fireplace. Radiator.

Bedroom Three

9'1 x 6'11 (2.77m x 2.11m)
UPVC double glazed window to the rear elevation.
Radiator.

Exterior

To the front of the property there is a block paved driveway providing off road parking, and steps up to the front elevation. The rear is enclosed with a paved patio area, and a lawned garden with slate borders and mature hedges.

Additional Information

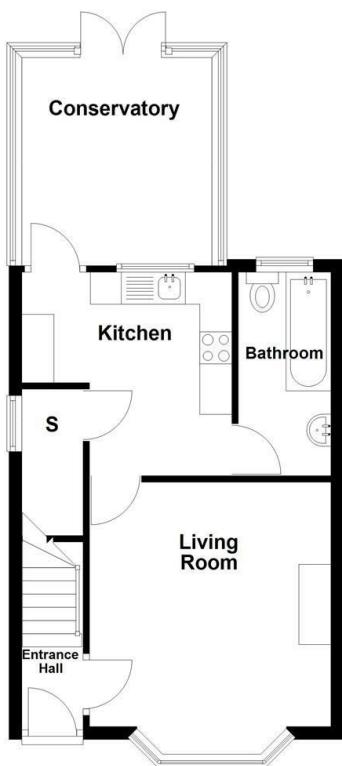
Freehold.
Council tax band B.

PROPERTY SIZE: APPROX: 775 square feet / 72 square metres.

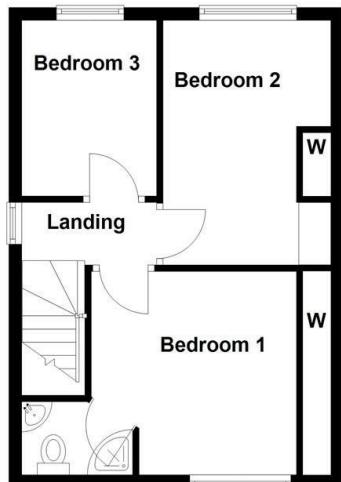
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Ground Floor



First Floor



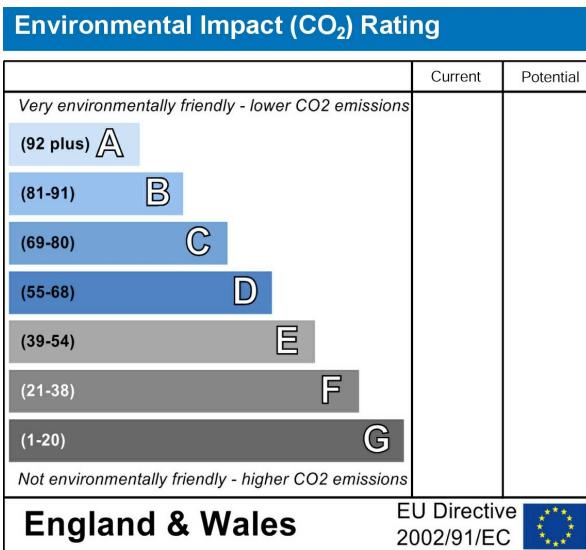
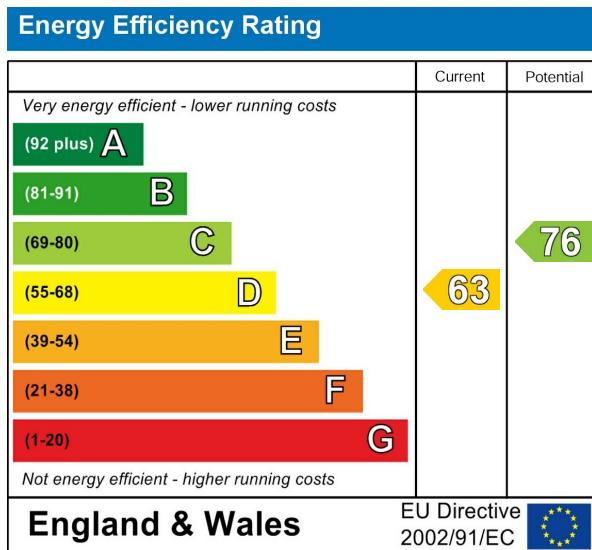
Road Map



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.

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