



15 Blackbird Way

Biddulph, ST8 7UH



Price £265,000

Carters Estate Agents are proud to present this well appointed modern detached residence, discreetly positioned within a desirable cul-de-sac location. Ideally situated close to well-regarded local schools, the leisure centre, and within comfortable walking distance of the town centre, offering an excellent selection of shops, bars, and restaurants.

The property enjoys open countryside views to the rear, providing a sense of space and tranquillity. Upon entering, you are welcomed into an open-plan living and dining area, enhanced by a feature gas fire and flowing seamlessly through to the kitchen. To the rear, a generous conservatory offers an additional living space, perfect for both relaxation and entertaining while overlooking the garden.

The first floor comprises three bedrooms and a stylish contemporary three-piece bathroom suite.

Externally, the property boasts a block-paved driveway providing off-road parking for up to three vehicles. The private, enclosed rear garden has been thoughtfully landscaped to include a manicured lawn, Indian stone patio, and a decking area, creating an ideal setting for outdoor dining and entertaining.

An early viewing is highly recommended. Contact Carters Estate Agents today to arrange your private viewing.

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Entrance Hallway

Composite entrance door to the front elevation.

Coving to ceiling. Radiator. Access to the stairs.

Living Area

11'7" x 13' (3.53m x 3.96m)

UPVC double glazed box bay window to the front elevation.

Coving to ceiling. Under stairs storage cupboard. Radiator. Gas fire with a marble surround and a solid oak mantle. TV point. Laminate flooring.

Dining Area

9'2" x 7'5" (2.79m x 2.26m)

UPVC double glazed french doors to the rear elevation giving access to the conservatory.

Coving to ceiling. Panel radiator. Laminate flooring.

Kitchen

9'3" x 7'4" (2.82m x 2.24m)

UPVC double glazed window to the front elevation.

Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half sink with a mixer tap and a drainer. Built in electric oven. Four ring gas hob with an extractor hood over. Space for a fridge freezer. Space and plumbing for a dishwasher. Space and plumbing for a washing machine. Space for a tumble dryer. Partially tiled walls. Tiled flooring.

Conservatory

UPVC double glazed entrance door to

the rear elevation. UPVC double glazed windows to the side and rear elevations. Feature wall lights. Radiator. Tiled flooring.

Stairs and Landing

UPVC double glazed window to the side elevation.

Coving to ceiling. Built in storage cupboard.

Bedroom One

12'5" x 9'1" (3.78m x 2.77m)

UPVC double glazed window to the rear elevation.

Radiator. Laminate flooring.

Bedroom Two

10'4" x 7'2" (3.15m x 2.18m)

UPVC double glazed window to the front elevation.

Radiator.

Bedroom Three

7'5" x 6'5" (2.26m x 1.96m)

UPVC double glazed window to the front elevation.

Radiator.

Family Bathroom

UPVC double glazed window to the front elevation.

Fitted three piece bathroom suite comprising of; panel bath with a wall mounted electric shower over, pedestal wash hand basin and a low level w.c. Fully tiled walls. Extractor fan. Chrome heated towel rail. Vinyl flooring.

Externally

To the front of the property is a

block-paved driveway providing off-road parking for up to three vehicles.

To the rear is a generous garden, mainly laid to lawn with slate borders, complemented by a decking area and an Indian stone patio. Additional features include an outside tap and a side gate providing access to the front of the property. The garden also enjoys stunning views over open countryside.

Additional Information

Freehold. Council Tax Band C.

Total Floor Area: 699 Square Foot / 65 Square Meters.

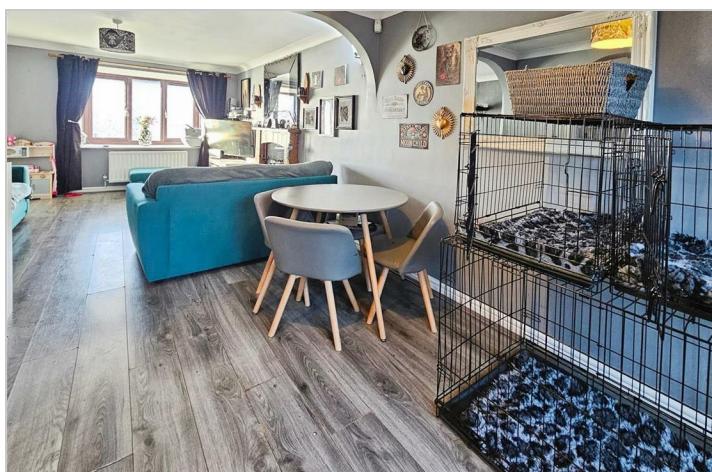
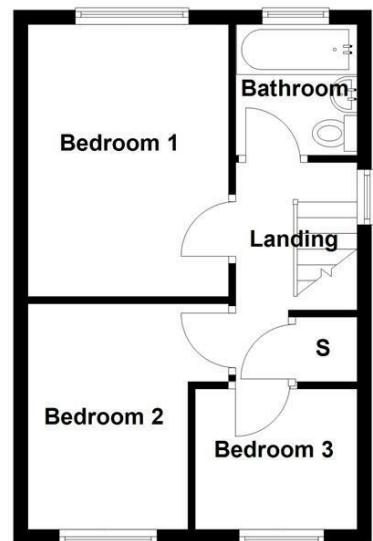
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Ground Floor



First Floor



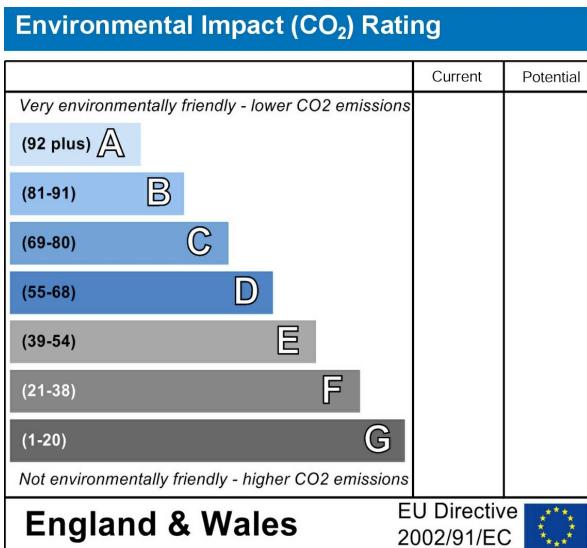
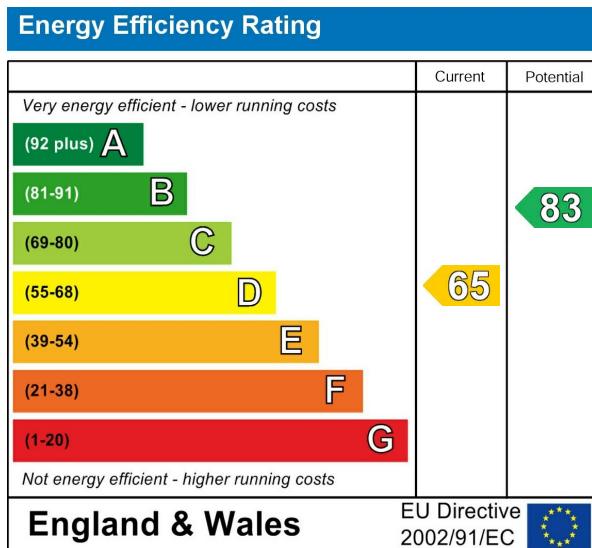
Road Map



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.

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.