CARTERS
ESTATE AGENTS



52 Swallow Walk

Biddulph, ST8 6TY

Price £147,000

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Carters are delighted to welcome to the market this well-presented two-bedroom townhouse, offered for sale with the added benefit of no onward chain.

Situated within a quiet residential development, the property offers an excellent opportunity for first-time buyers, couples and small families seeking a comfortable and conveniently arranged home. To the front, the property benefits from off-road parking for several vehicles, while to the rear is a private, low-maintenance paved garden, ideal for relaxing and entertaining.

The ground floor accommodation comprises a fitted kitchen and a spacious open-plan living and dining room, providing a versatile area for everyday living. Upstairs, there are two well-proportioned double bedrooms together with a white three-piece bathroom suite.

Combining practical accommodation with private outside space, parking and a chain-free position, this attractive home is ready for its next owners to make their own.

Early viewing is highly recommended.

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Entrance Porch
UPVC double glazed entrance door to the front.
Laminate flooring.

Entrance Hallway
Archway leading to the living room.
Radiator. Laminate flooring.

Kitchen
9'5" x 9'10" (2.87m x 3.00m)
UPVC double glazed window to the front elevation. Coving to the ceiling. Fitted wall, base and drawer units. Laminate work surfaces. Space for a gas cooker. Fitted extractor hood. Space for a fridge freezer. Space for a washing machine. Partially tiled walls. Vinyl flooring.

Living / Dining Room
13'3" x 9'8" (4.04m x 2.95m)
Sliding patio doors to the rear elevation leading to the garden. UPVC double glazed window to the rear elevation.
Coving to the ceiling. Dado rail. Feature fireplace. Stairs to the first floor with under stairs storage. Radiator. TV point. Laminate flooring.

Stairs and Landing
Dado rail. Access to the loft space.

Bedroom One
10'8" x 9'4" (3.25m x 2.84m)
UPVC double glazed window to the rear elevation. Coving to the ceiling. Built in storage cupboard. Radiator.

Bedroom Two
12'7" x 6'8" (3.84m x 2.03m)
UPVC double glazed window to the front elevation. Radiator.

Bathroom
Panel bath with an electric shower over. Pedestal wash hand basin. Mid level w.c. Dado rail. Partially tiled walls. Power socket for an electric shaver. Partially tiled walls. Radiator. Vinyl flooring.

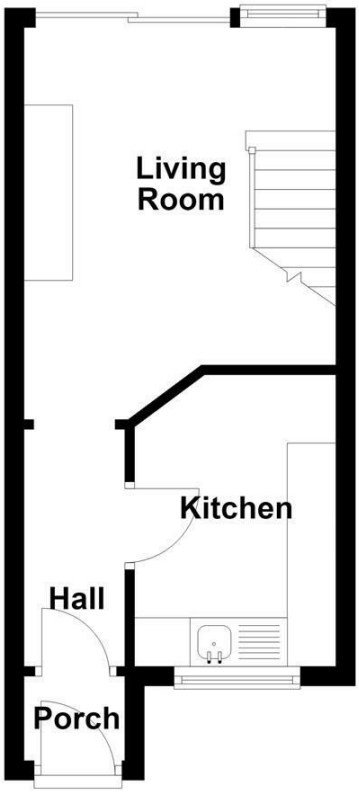
Externally
To the front is a tarmac driveway providing off road parking for several vehicles.
Outside to the rear is a low maintenance garden which is paved with a selection of shrubs and plants.

Additional Information
Freehold. Council Tax Band B.

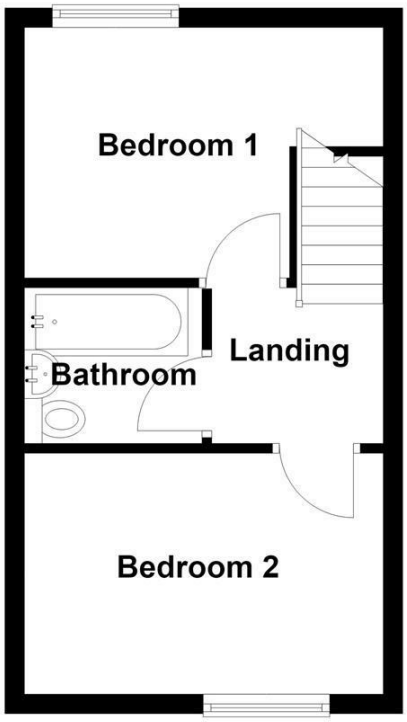
Total Floor Area: 570 Square Foot / 53 Square Meters.

Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



First Floor



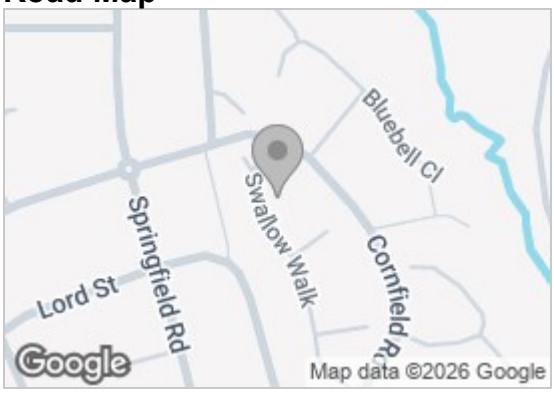








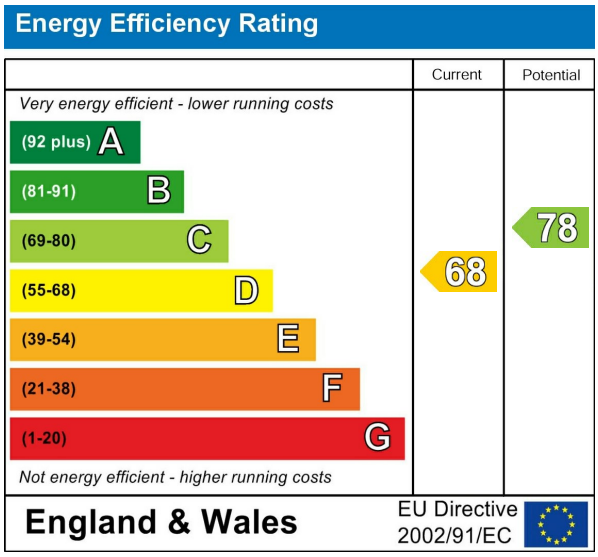
Road Map

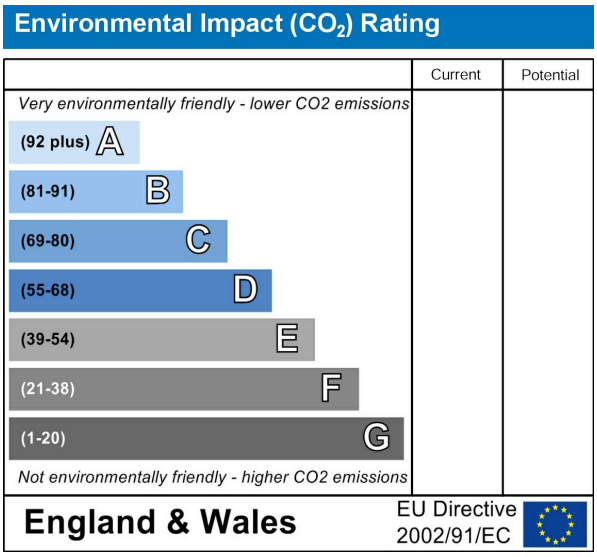


Hybrid Map



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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