CARTERS
ESTATE AGENTS



53 Biddulph Road

Chell, ST6 6SW

2 1 2

Price £115,000

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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN!

Here at Carters we are delighted to welcome to the market this well-positioned two bedroom mid-terrace property, which boasts a detached garage, and is ideally located for convenient access to local amenities and transport links.

Offered with no onward chain, the property would make an excellent choice for first-time buyers or investors looking to extend their property portfolio.

Upon entering, the ground floor comprises two reception rooms, a fitted kitchen and a convenient downstairs bathroom.
To the first floor, the property offers two well proportioned double bedrooms, along with useful storage cupboards on the landing.
Externally, the property is set back from the main road and benefits from a small paved front courtyard with established shrubs.
Whilst to the rear, there is a further courtyard, with access via a side door to the garage. There is also rear access providing a convenient route for bins and access to the front of the garage.

With its convenient location, versatile living accommodation and no onward chain, this property is well worth viewing. Call the office today on 01782 470391 to arrange a viewing.

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Porch
UPVC double glazed entrance door to the front elevation.

Hallway
Wooden entrance door to the front elevation. Coving to the ceiling. Feature archway. Radiator. Carpet.

Living Room
13'4" x 10'10" (4.06m x 3.30m)
UPVC double glazed bay window to the front elevation.
Coving to the ceiling. Picture rail. Gas fire. Radiator. Carpet.

Dining Room
13'11" x 10'10" (4.24m x 3.30m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Picture rail. Opening separating the living and dining room. Gas fire. Radiator Carpet.

Kitchen
10'5" x 7'8" (3.18m x 2.34m)
Wooden entrance door to the side elevation. UPVC double glazed window to the side elevation.
Fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Fully tiled walls. Stainless steel sink with a mixer tap and drainer.
Space for a cooker, fridge/freezer, washer and dryer. Under stairs storage with shelving. Radiator. Vinyl flooring.

Rear Hall
Access from the kitchen. Vinyl flooring,

Bathroom
UPVC double glazed window to the rear elevation.
Three piece bathroom comprising of a panel bath, pedestal wash hand basin and toilet. Fully tiled walls. Radiator. Vinyl flooring.

Stairs and Landing
Coving to the ceiling. Storage cupboards on the landing. Radiator. Carpet.

Bedroom One
14'3" x 11'8" (4.34m x 3.56m)
Two UPVC double glazed windows to the front elevation.
Coving to the ceiling. Picture rail. Built-in wardrobe. Radiator. Carpet.

Bedroom Two
14'2" x 6'10" (4.32m x 2.08m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Picture rail. Radiator. Carpet.

Garage
Side hinge entrance doors. Two windows.
Power and lighting

Externally
Access to the rear for bins. Access to the garage. Paved courtyard.

Additional Information
Freehold.
Council Tax Band A.
Total Floor Area: 936 Square Foot / 87 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.



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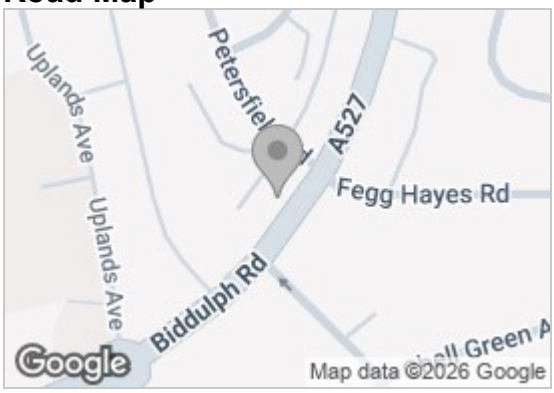








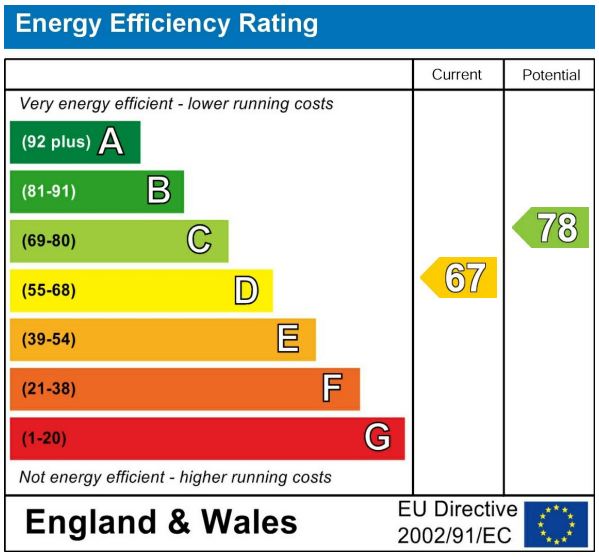
Road Map

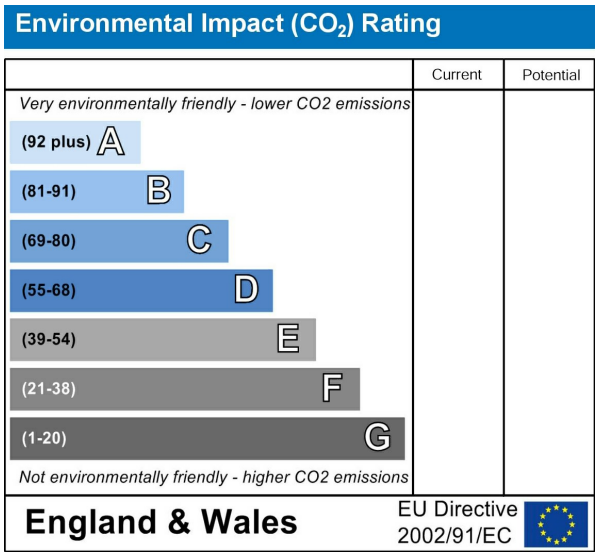


Hybrid Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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