



26 Halls Road, Biddulph, Stoke-On-Trent, ST8 6DB

£280,000

- Beautifully refurbished semi-detached home
- Stylish open dining area with under-stairs storage
- Two luxury bathrooms (ground floor shower room & first floor bathroom)
- Close to Halls Road Playing Fields and Biddulph Valley Way
- Two reception rooms including bay-fronted lounge
- Modern fitted kitchen with breakfast bar
- High-quality marble-effect porcelain tiles to bathrooms and dining area
- Feature log-burning stove creating a focal point
- Separate utility room
- Attention to detail including panelling and inset lighting

26 Halls Road, Stoke-On-Trent ST8 6DB

Halls Road, Biddulph – Beautifully Refurbished Semi-Detached Home

This beautifully refurbished three bedroom semi-detached home is situated in a popular residential area of Biddulph, this impressive home has undergone an extensive programme of refurbishment to create a stylish and contemporary living space finished with exceptional attention to detail throughout. The current owners have carefully modernised the property while retaining a warm and welcoming feel, making it a home that is truly ready to move straight into.



Council Tax Band: B



The property is entered via an extensive and newly laid block paved driveway creating exceptional parking for several vehicles in addition to the attached garage. Leading up the steps into an attractive hallway which features stylish décor, on-trend wall panelling and inset lighting which immediately sets the tone for the quality found throughout the home.

To the front aspect is a spacious lounge, beautifully presented with a large bay window allowing plenty of natural light as well as partial Mow Cop and Biddulph Moor views. The space is centred around a log-burning stove, creating a striking focal point and a cosy atmosphere, ideal for relaxing evenings.

The property benefits from two reception areas, with the lounge leading through to a superb open dining room at the rear. This space is perfect for entertaining and offers useful under-stairs storage. The dining area features luxurious marble-effect porcelain tiled flooring, which flows seamlessly through into the kitchen area, creating a cohesive and modern open feel.

The kitchen is fitted with a range of cream shaker-style units, complemented by contrasting worktops and a breakfast bar positioned by the window overlooking the garden, an ideal spot for casual dining.

Also located on the ground floor is a separate utility room with solid oak worktop providing practical additional space for laundry and storage as well as immediate access to the rear garden.

A particular highlight of the property is the luxury ground floor shower room, which has been completely refurbished to a very high standard. Finished with striking marble effect porcelain tiling, the space also features stylish brushed gold fittings and automatic inset feature lighting, creating a modern and high-end finish.

First Floor

Upstairs, the attention to detail continues with beautifully presented bedrooms with feature panelling, built in wardrobes and a stunning refurbished family bathroom. This elegant space features a freestanding bath, contemporary fittings and matching marble-effect porcelain tiling, creating a luxurious spa-like environment with feature lighting creating the perfect ambience, once dusk has fallen.

Externally the home continues to impress with its previous mentioned block-paved driveway, whilst to the rear is a private enclosed garden, laid to lawn with planted borders and a decked pathway leading from the house to the head of the ideal for outdoor dining, relaxing or entertaining.

Location

The property is situated on Halls Road, within a well-established residential area of Biddulph, conveniently located for local amenities, schools and transport links. It is also within close distance of Halls Road Playing Fields and the popular Biddulph Valley Way, offering excellent opportunities for walking, cycling and enjoying the surrounding countryside.

The no expense spared approach and the attention to detail are what make this family home stand out to the market, coupled with stylish decor, views and an exceptional finish.

Entrance Hall

3'6" x 3'10"

Having a UPVC double glazed front entrance door with central full length glaze panel. Cupboard housing electricity consumer unit. Oak effect Chevron flooring part panelled walls, radiator, stairs to first floor landing.

Lounge

11'11" x 10'11"

Having a feature fireplace with chimney inset housing a cast-iron woodburning stove set upon a black stone effect hearth with timber mantle over. Wall mount for TV . Built in bespoke cabinetry to alcoves, coving to ceiling, continuous oak effect herringbone flooring. UPVC double glazed window to the front aspects having views over Mow Cop and Biddulph. Archway through to the dining room.

Dining Room

10'5" x 11'9"

Having a marble effect porcelain tiled floor and part tiled and panelled walls with wall light point, recess LED lighting to ceiling and coving. UPVC double glazed window to the side aspect, under stairs cupboard, open feature recess through to the kitchen.

Ground Floor Shower

A luxurious shower room having a double width enclosed shower cubicle with marble effect porcelain tiled area having brushed gold thermostatically controlled shower with fixed rainfall shower and additional detachable shower with sliding glazed doors, extractor fan and recessed lighting to UPVC Cladded ceiling. Traditional style radiator with brushed gold heated towel rail. Featured doorway with LED inset lighting, automatic sensor lighting giving access to the defined wash and WC area having a WC with concealed cistern & vanity unit with quartz worktop with wash hand basin over & brushed gold mixer tap. Upvc double glazed obscure window to the rear aspect.

Kitchen

11'0" x 11'8"

Having a range of shaker wall cupboard and base units with composite worksurface over having an incorporating breakfast bar with seating for up to 4 people. Space for a range style cooker with fitted black hooded extractor fan over, corner set inset sink unit with black mixer tap over. Undercover lighting, recessed LED lighting to ceiling, integral fridge freezer. Fully tiled marble porcelain effect floor and part tiled walls. UPVC double glazed window to the rear aspect overlooking the gardens.

Utility Room

3'10" x 11'8"

Having fitted solid oak worksurface with matching upstand having plumbing and space for washing machine & tumble dryer. Fully panelled walls, UPVC double glazed window to the rear & side aspect with a rear UPVC entrance door & clad ceiling with recessed lighting.

First Floor Landing

Having panelled walls with wood wooden curved panelling to ceiling, timber and metal staircases, UPVC double glazed window to the side aspect.

Bedroom One

11'1" x 11'9"

Having a UPVC double glazed window to the front aspect with far reaching views over Biddulph Moor & Mow Cop. Radiator, part panelled walls with contracting acoustic panelling having an LED and inset strip lighting. Recessed lighting to ceiling, built in double wardrobe with sliding fronted mirror doors.

Bedroom Two

8'4" x 11'1"

Having a UPVC double glazed window to the rear aspect overlooking the garden. Radiator. Recessed LED lighting to ceiling, part panelled walls.

Bedroom Three

7'1" x 5'10"

Bathroom

7'8" x 8'3"

Newly refurbished luxurious family bathroom having a modern freestanding double ended bath with brushed gold floor standing mixer tap with shower attachment. Wash hand basin with quartz worksurface & countertop wash hand basin with deck mounted brushed gold mixer tap with matching towel radiator. WC with concealed cistern having inset brushed gold push controls. Built in air cupboard housing gas fired central heating boiler with shelving over. Marble effect walls and floor with inset having LED strip lighting. Illuminated bathroom mirror and brushed gold fully tiled marble effect porcelain floors and walls with inset LED strip lighting to the floor. Recess LED lighting to ceiling.





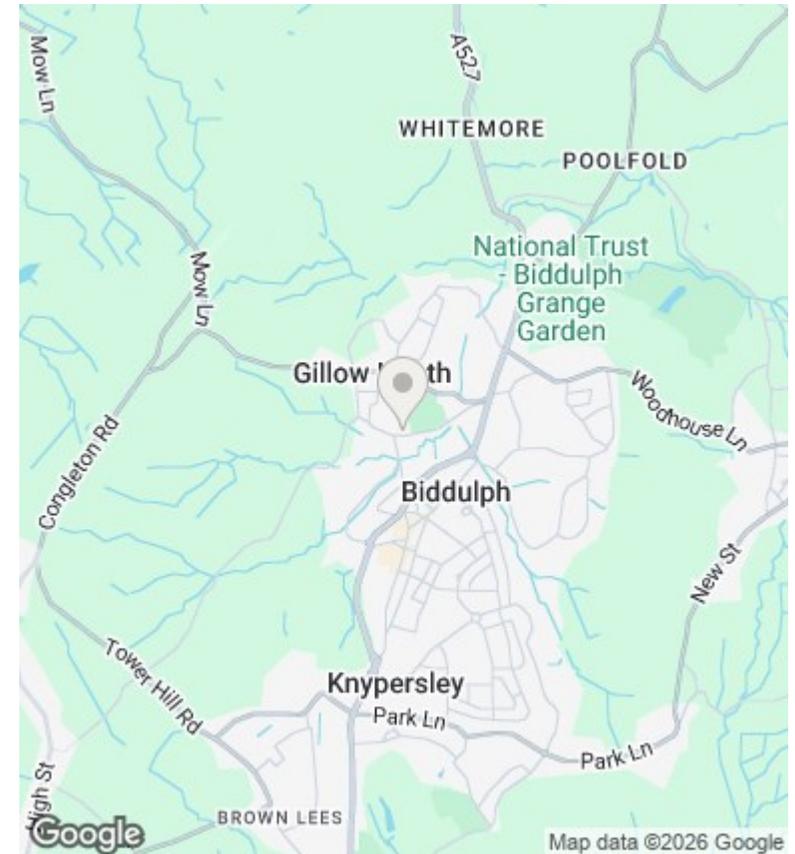
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 