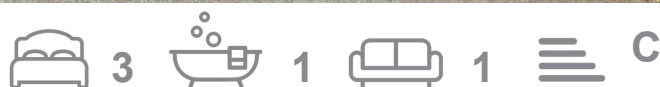




## 26 Asquith Close

Biddulph, ST8 7LN

**Price £270,000**



Here at Carters, we are proud to be welcoming to the market this immaculately presented semi-detached family home located in a quiet and family friendly cul-de-sac, within the favourable Thames drive estate. The property boasts a large and private 'South-West facing' garden with uninterrupted views across to Mow Cop upon the horizon.

This stunning property is 'turnkey' ready to enjoy right from day one and provides the perfect home for young and growing families alike, as well as opportunity to expand, with planning already approved to develop above the garage and to the rear. The accommodation has a modern finish throughout, boasting spacious and flexible living across the two storeys. You are welcomed into the property via entrance hall which provides access to the cosy lounge to the front elevation, a modern fitted kitchen, a utility room, and conservatory with views and access to the rear garden.

To first floor you will find access to three bedrooms, two of which are good sized doubles, and the third is a single, as well as a modern family bathroom suite to make the most of.

Externally, there is more to enjoy, with a driveway and an integral garage, providing off-road parking for a couple of vehicles. The rear 'south-west facing' garden is a large and private space for the family to play or relax, with views across to Mow Cop upon the horizon and a space to enjoy the sunlight into the late evenings. It has been landscaped to a high standard benefiting from a paved patio as well as a generous lawned garden.

The property is within the catchment area of the outstanding nearby schools and within close proximity of the excellent local amenities including Biddulph Valley leisure centre and the main town centre, where you will find the very best the town has to offer. If that wasn't enough, you can head slightly further afield where there are idyllic and peaceful walks which are soaked in local history to make the most of, with the likes of Biddulph Grange Country

# 26 Asquith Close

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## Entrance Porch

UPVC double glazed windows and UPVC double glazed entrance door to the front elevation.  
Recess ceiling down lighter. Tiled flooring.

## Entrance Hall

UPVC double glazed entrance door to the front elevation.  
Coving to the ceiling. Stairs to the first floor with storage below.  
Radiator. Laminate flooring.

## Lounge

15'2 x 10'4 (4.62m x 3.15m)  
UPVC double glazed window to the front elevation.  
Coal effect gas fire with a tiled hearth, feature surround and timber mantle. Coving to the ceiling. Radiator. Television point.

## Kitchen

16'4 x 7'9 (4.98m x 2.36m)  
UPVC double glazed window and UPVC double glazed french patio doors to the rear elevation.  
A range of modern fitted drawers, wall and base units. Work surfaces incorporating a one and a half stainless steel sink, single drainer and mixer tap.  
Coving to the ceiling. Breakfast bar. Gas cooker point. Partly tiled walls. Two radiators. Tiled flooring. Under plinth lighting.

## Conservatory

13'9 x 9'5 (4.19m x 2.87m)  
UPVC double glazed windows and UPVC double glazed french patio doors to the rear elevation.  
Radiator. Tiled floor.

## Utility Room

12'11 x 8'7 (3.94m x 2.62m)  
UPVC double glazed window and UPVC double glazed entrance door to the rear elevation.  
Work surface with space and plumbing below for a dishwasher, wine cooler and washing machine. Coving to the ceiling. Radiator. Tiled flooring.

## First Floor Landing

UPVC double glazed window to the side elevation.  
Coving to the ceiling. Loft access.

## Bedroom One

13'4 x 9'0 (4.06m x 2.74m)  
UPVC double glazed window to the front elevation.  
Coving to the ceiling. Radiator. Television point.

## Bedroom Two

9'11 x 9'5 (3.02m x 2.87m)  
UPVC double glazed window to the rear elevation.  
Coving to the ceiling. Radiator. Television point.

## Bedroom Three

9'9 x 7'1 (2.97m x 2.16m)  
UPVC double glazed window to the front elevation.  
Coving to the ceiling. Radiator.

## Bathroom

UPVC double glazed window to the rear elevation.  
Three piece suite comprising of a panelled bath with a wall mounted electric shower. Pedestal wash hand basin. Low level W/C. Recess ceiling down lighters. Radiator. Vinyl flooring.

## Exterior

To the front there is a lawned garden with mature shrubs and a paved driveway providing off road parking and leading to the integral garage. The rear is landscaped and spacious, with a paved patio area, and steps leading down to a large lawned garden providing a great space to entertain family and friends or to just sit and watch the children play.

## Garage

Up and over door power and lighting. Space to the rear for a dryer and fridge.

## Additional Information

We are led to believe the property is freehold and council tax band B. Approved planning permission for a 1st floor extension over garage, and single storey extension to the rear Expires 26/4/2026.

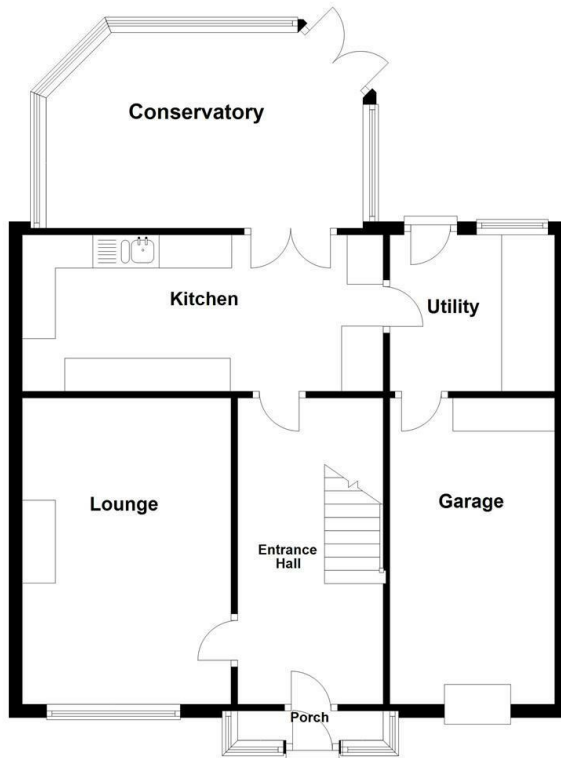
## Services

The main services of gas, electric, water and drainage are all connected to the mains.  
Broadband is Fibre.  
Please note: services and appliances have not been tested by the agent.

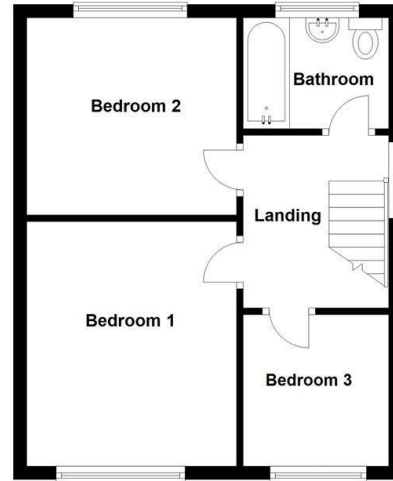
Tel: 01782 470391



Ground Floor



First Floor



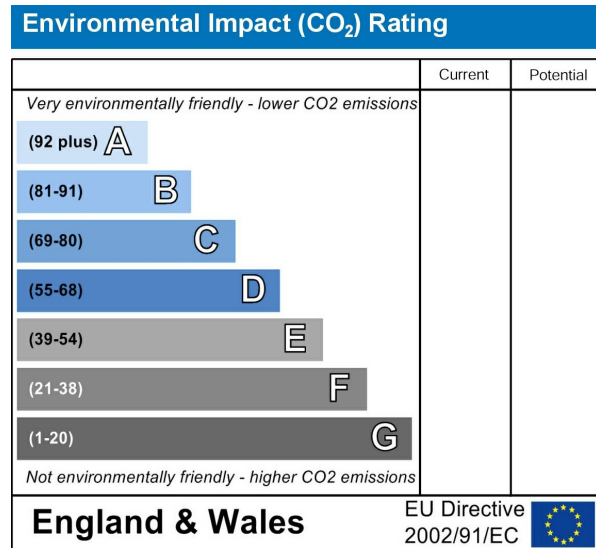
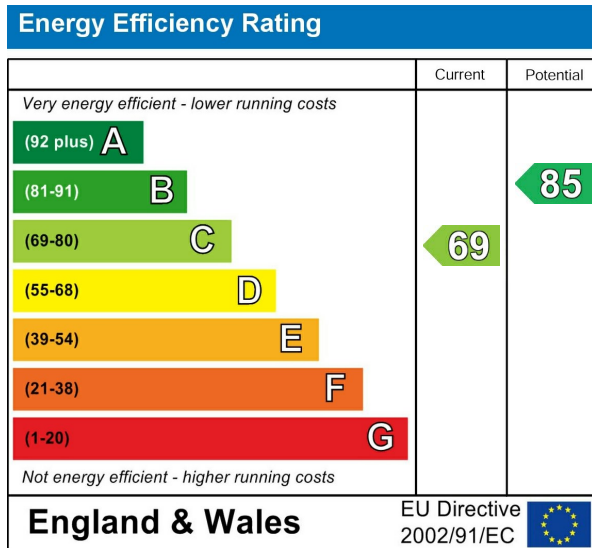
## Road Map



## 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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