



30 Briarswood

Biddulph, ST8 6BW

Price £285,000



Here at Carters we are proud to welcome to the market this stylish four bedroom semi detached property, which boasts stunning and spacious interior and is situated within a quiet, family friendly cul-de-sac within the heart of Biddulph.

Perfect for young families whom are looking to take that next step and upsize, this immaculately presented family home is 'show home' ready for you to move in to and enjoy right from day one. Boasting spacious living accommodation with four generous bedrooms, ensuite, off road parking and an integral garage, this really is the perfect forever home for that ever growing family.

Entering the property on the ground floor you will find a spacious and bright entrance hall which provides access into the WC, lounge and kitchen/diner. The kitchen is modern, boasting luxury matte handleless units with wood effect work surfaces, integrated appliances and enough space for a dining room table, as well as French doors which lead out into the rear garden. Head up the stairs to the first floor, here there is a generous main bedroom which enjoys a beautiful and modern ensuite, a modern family bathroom and three further bedrooms.

Externally, the grounds are surprisingly spacious, benefitting from a larger than average plot for this style of property, with space for all of the family to enjoy, having two patio areas perfect for sunny barbeques and entertaining guests, and a well maintained lawn.

This would be ideal for anyone looking to move into a property that is ready to enjoy immediately in an enviable estate in Biddulph.

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Entrance Hallway

UPVC double glazed entrance door to the front elevation. Access to the stairs. Radiator. Laminate flooring.

Downstairs w.c

5' x 3'4" (1.52m x 1.02m)

UPVC double glazed window to the front elevation.

Wall mounted basin with tiled splashback. Low level W/C. Radiator.

Lounge

11'9" x 16'7" (3.58m x 5.05m)

UPVC double glazed window to the front elevation.

Coving to ceiling. Electric fire with granite hearth and wooden surround. Radiator.

Kitchen/Dining Room

15'3" x 12'11" (4.65m x 3.94m)

UPVC double glazed window to the rear elevation. UPVC double glazed french doors to the rear elevation.

Modern luxury fitted kitchen with a range of handleless wall, base and drawer units. Wood effect worksurfaces. Electric built in oven. Built in electric four ring hob. Integrated Fridge Freezer. Integrated dishwasher. Integrated washing machine. Recessed ceiling down lighters. Partially tiled walls. Dining space. Built in storage cupboard. Vinyl flooring. Door to the garage.

Bedroom 1

8'9" x 13'7" (2.67m x 4.14m)

UPVC double glazed window to the front elevation. UPVC double glazed window to the rear elevation.

Radiator. Access to the loft.

En Suite

10' x 4'1" (3.05m x 1.24m)

UPVC double glazed window to the side elevation.

Three piece suite comprising of a shower enclosure with wall mounted shower. Pedestal wash hand basin. Low level W/C. Recessed ceiling down lighters. Partially tiled walls. Wall mounted mirror. Extractor fan.

Bedroom 2

10'10" x 10'2" (3.30m x 3.10m)

UPVC double glazed window to the front elevation.

Coving to ceiling. Radiator.

Bedroom 3

8'1" x 13'6" (2.46m x 4.11m)

UPVC double glazed window to the rear elevation.

Coving to ceiling. Radiator.

Bedroom 4

6'11" x 13'6" (2.11m x 4.11m)

UPVC double glazed window to the front elevation.

Radiator.

Family Bathroom

6'9" x 5'6" (2.06m x 1.68m)

Three piece bathroom suite comprising of a panel bath with wall mounted shower over, pedestal wash hand basin, low level W/C. Recessed ceiling down lighters. Partially tiled walls. Extractor fan. Chrome heated towel rail. Wall mounted mirror. Wall mounted feature shelving. Vinyl flooring.

Exterior

To the front of the property is a tarmac driveway providing off road parking, leading to the integral garage.

Gates to the side of the property lead to the private enclosed rear garden.

The rear is mainly laid to lawn with a selection of seasonal trees, plants and shrubs with two separate patio areas - perfect for sunny barbeques and entertaining friends and family. Outside Tap. Shed.

Garage

8'10" x 7'5" (2.69m x 2.26m)

Up and over garage door to the front elevation. Power and Lighting. Space for a dryer. Integral door to the side elevation leading to the kitchen diner.

Additional Information

Leasehold 980 years remaining. Ground rent 125.00 yearly. Service Charge up to £150.00 yearly.

Council tax band C.

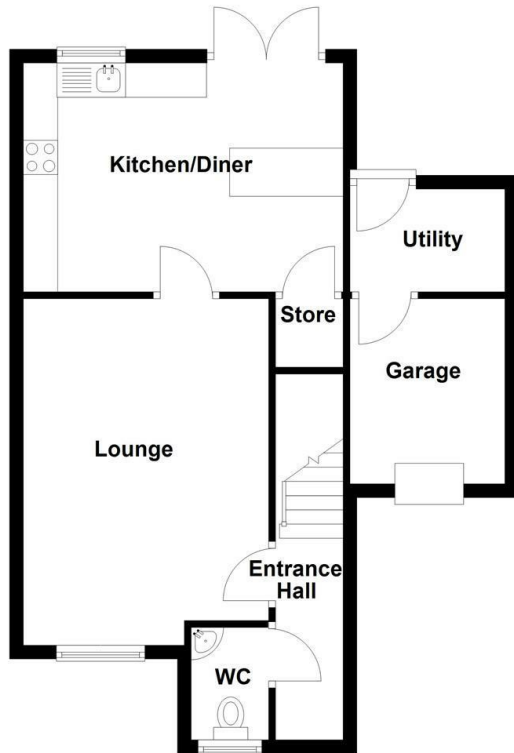
TOTAL FLOOR AREA: 102 square metres / 1097 square feet.

Disclaimer

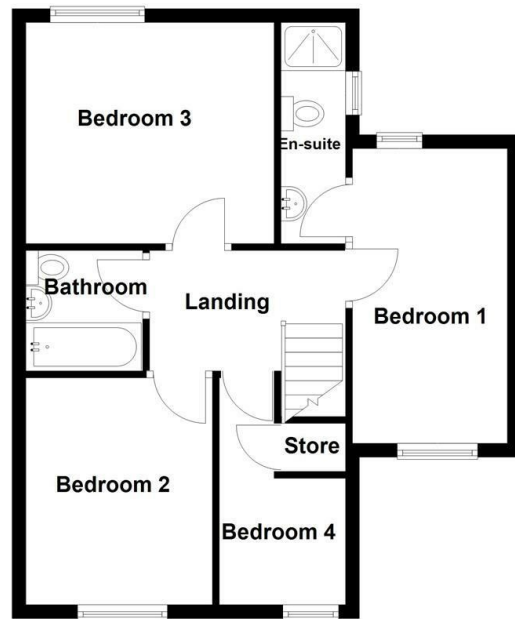
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Tel: 01782 470391

Ground Floor



First Floor



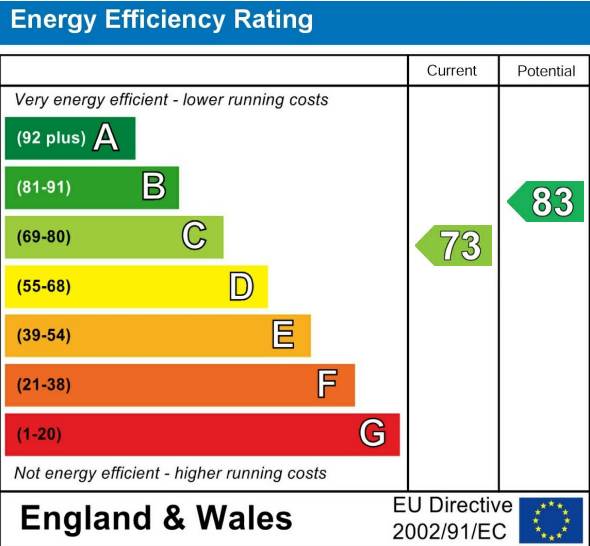
Road Map



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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