



## 53 Briarswood

Biddulph, ST8 6BW

**Price £300,000**



Carters are delighted to welcome to the market this attractive and spacious link-detached family home, which is nestled in the charming area of Briarswood. Offering a perfect mixture of comfort and spacious living.

On entering the property you are welcomed into the entrance hall, with access to the ground floor W/C and stairs to the first floor. The heart of the home features an open-plan living and dining area, creating a warm and inviting atmosphere for both relaxation and entertaining. The fitted kitchen is practical and stylish, complemented by a utility room, ensuring that daily living is both functional and enjoyable. With five generously sized bedrooms, including a well-appointed en suite, and family bathroom this property is ideal for families seeking ample space. The generous rear garden is a delightful outdoor retreat, perfect for children to play or for hosting summer gatherings. Off-road parking for one vehicle adds to the practicality of this lovely home.

This property is not just a house; it is a place where memories can be made. With its spacious layout and desirable features, it presents an excellent opportunity for those looking to settle in a friendly community. Don't miss the chance to make this wonderful family home your own.



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## Entrance Hall

Wooden double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation. Radiator. Stairs to the first floor. Laminate flooring.

## W/C

UPVC double glazed window to the front elevation. Low level W/C. Pedestal wash hand basin. Radiator. Laminate flooring.

## Living Room

17'8 x 13'4 (5.38m x 4.06m)  
UPVC double glazed window to the front elevation. Coving to the ceiling. Radiator. Television point.

## Dining Room

11'10 x 9'3 (3.61m x 2.82m)  
UPVC double glazed french patio doors to the rear elevation. Coving to the ceiling. Radiator.

## Kitchen

11'10 x 10'3 (3.61m x 3.12m)  
UPVC double glazed window to the rear elevation.  
A selection of high gloss wall, drawer and base units. Work surfaces incorporating inset a one and a half bowl, stainless steel sink with a drainer and mixer tap. Built in double electric oven. Four ring gas hob and extractor hood. Space and plumbing for a washing machine. Space for a dryer and fridge/freezer. Partially tiled walls. Radiator. Laminate flooring.

## Utility Room

8'7 x 5'2 (2.62m x 1.57m)  
Wooden double glazed entrance door to the rear elevation. Fitted high gloss wall and base units. Work surfaces incorporating inset a stainless steel sink with drainer and mixer tap. Space for a washing machine. Laminate flooring.

## Family Room

17'8 x 8'8 (5.38m x 2.64m)  
UPVC double glazed window to the front elevation. Laminate flooring.

## First Floor Landing

Loft access. Radiator.

## Bedroom One

13'5 x 11'6 (4.09m x 3.51m)  
UPVC double glazed window to the front elevation. Radiator.

## En Suite

UPVC double glazed window to the side elevation. Fitted suite comprising of a shower enclosure. Pedestal wash hand basin. Low level W/C. Partially tiled walls. Radiator. Laminate flooring.

## Bedroom Two

14'5 max x 8'5 (4.39m max x 2.57m)  
UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Three

12'9 x 9'3 (3.89m x 2.82m)  
UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Four

9'8 x 8'7 (2.95m x 2.62m)  
UPVC double glazed window to the front elevation. Radiator.

## Bedroom Five

9'0 x 6'4 (2.74m x 1.93m)  
UPVC double glazed window to the front elevation. Radiator.

## Bathroom

UPVC double glazed window to the rear elevation. Fitted suite comprising of a panelled bath with shower above. Pedestal wash hand basin. Low level W/C. Partially tiled walls. Radiator. Laminate flooring.

## Exterior

To the front of the property there is a tarmacadam driveway providing off road parking, with a small gravel garden to the side incorporating mature plants and shrubs. the rear is enclosed and spacious with two patio areas, a lawned garden, wooden bar and outside tap.

## Additional Information

Freehold, Council tax band D.

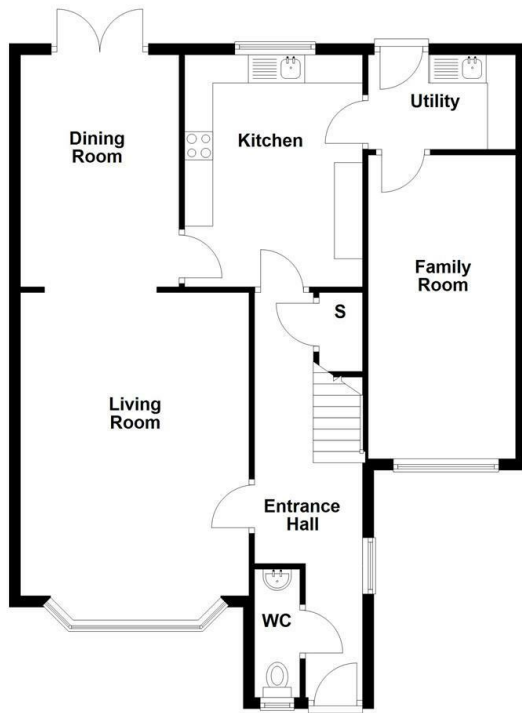
Total Floor Area: tbc square metres / tbc square foot.

## Disclaimer

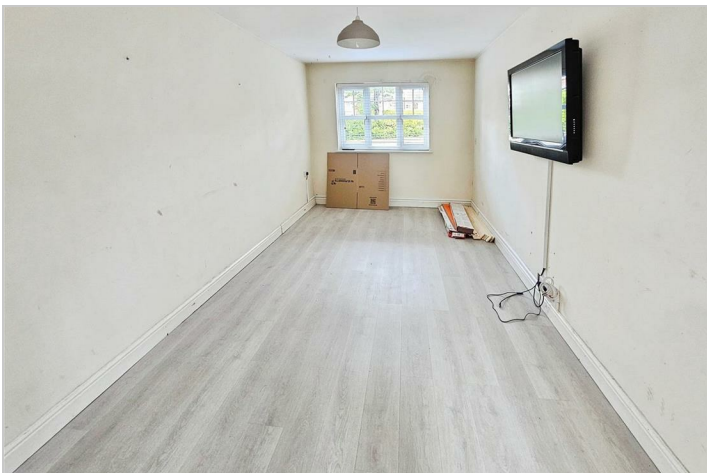
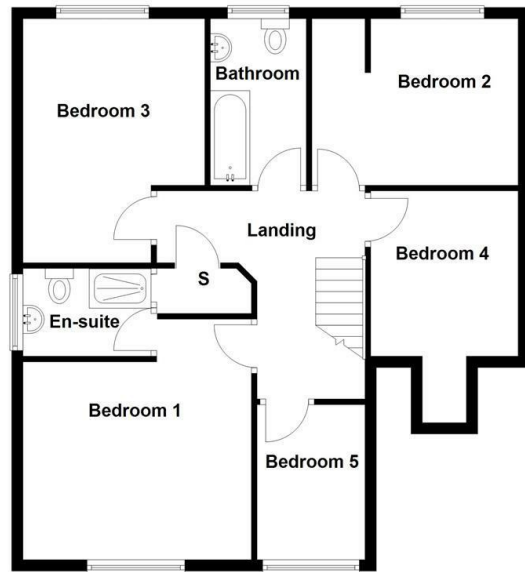
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Tel: 01782 470391

Ground Floor



First Floor





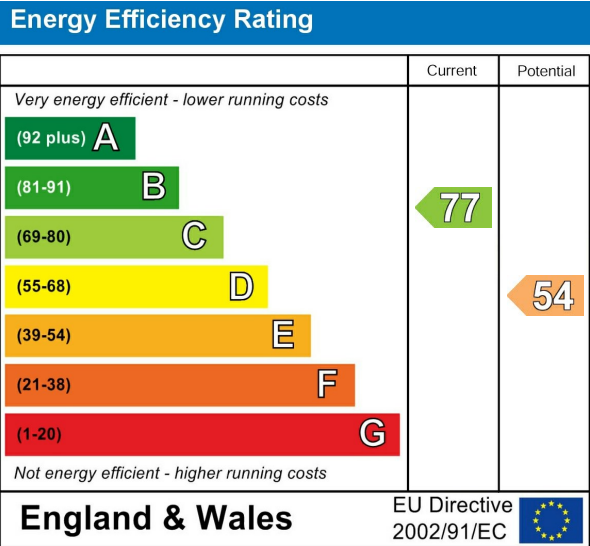
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

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