



## 9 Wren Close

Biddulph, ST8 7UB

**Offers in excess of £270,000**



Carters are delighted to bring to the market this beautifully presented and lovingly renovated home, ready to move straight into and enjoy from day one.

Occupying a sought-after cul-de-sac position with views towards Mow Cop, the property is ideally located close to reputable schools, the leisure centre, and within easy walking distance of the town's doctors, dentists, shops, bars and restaurants.

The current owners have undertaken an extensive programme of renovation, including a stunning showstopper Howdens fitted kitchen with fully integrated appliances, a luxurious newly installed bathroom suite with contemporary matte black fittings, solid oak internal doors throughout, and the benefit of a brand-new combi boiler.

On entering the property you are welcomed into a stylish modern living room, featuring a bespoke media wall with an electric fire (available by separate negotiation), which flows seamlessly into the newly installed kitchen. To the first floor are three well-proportioned bedrooms and the impressive modern bathroom.

Externally, the property continues to impress. To the front is a block-paved driveway providing off-road parking, while to the rear is a pleasant lawned garden with conifer borders and a newly laid porcelain tiled patio — ideal for outdoor dining and entertaining.

This fantastic home would be perfectly suited to a family looking to settle in a quiet yet convenient location. Early viewing is highly recommended to avoid disappointment.

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## Entrance Hall

Composite double glazed entrance door to the front elevation.  
Access to the stairs. Panel radiator. Recessed ceiling down lighters. Vinyl flooring.

## Living Room

13'6" x 11'6" (4.11m x 3.51m)  
UPVC double glazed box bay window to the front elevation.  
Built in media wall with an electric fire and TV available by separate negotiation. Coving to ceiling. Under stairs storage cupboard. Radiator.

## Kitchen / Dining Room

14'9" x 10' (4.50m x 3.05m)  
UPVC double glazed window to the rear elevation. UPVC double glazed french doors to the rear elevation.  
Newly fitted Howdens kitchen with a range of high gloss wall, base and drawer units. Laminate work surfaces. Resin one and a half sink with a hose mixer tap. Built in electric oven. Second built in electric oven, grill, microwave. Built in four ring induction hob with a built in extractor over. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for a washing machine. Built in wine rack. Recessed ceiling down lighters. Under counter lighting. LED plinth lighting. Panel radiator. LVT flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation.  
Glass balustrade with a solid oak hand rail. Built in airing cupboard.

## Bedroom One

9' x 12'5" (2.74m x 3.78m)  
UPVC double glazed window to the rear elevation.  
Radiator.

## Bedroom Two

9' x 10'10" (2.74m x 3.30m)  
UPVC double glazed window to the front elevation.  
Access to the loft which is partially boarded. Radiator.

## Bedroom Three

6'5" x 7'5" (1.96m x 2.26m)  
UPVC double glazed window to the front elevation.  
Radiator.

## Bathroom

6'1" x 5'5" (1.85m x 1.65m)  
UPVC double glazed window to the rear elevation.  
Newly fitted three piece luxury bathroom suite comprising of; a panel bath with a wall mounted shower over, a vanity basin unit with storage under and a mid level w.c.  
Aqua paneling to the walls. Recessed ceiling down lighters. Extractor fan. Panel radiator. LED heated bluetooth wall mounted mirror. Vinyl flooring.

## Externally

Externally, the property benefits from a block-paved driveway to the front providing off-road parking for two vehicles, with double gates offering access to the rear garden. To the rear is a well-maintained lawned garden with conifer

borders and a newly laid porcelain-tiled patio, ideal for outdoor dining and entertaining. Additional features include an outdoor tap and a timber shed.

## Additional Information

Freehold. Council Tax Band C.

Total Floor Area: 710 Square Foot / 66 Square Meters.

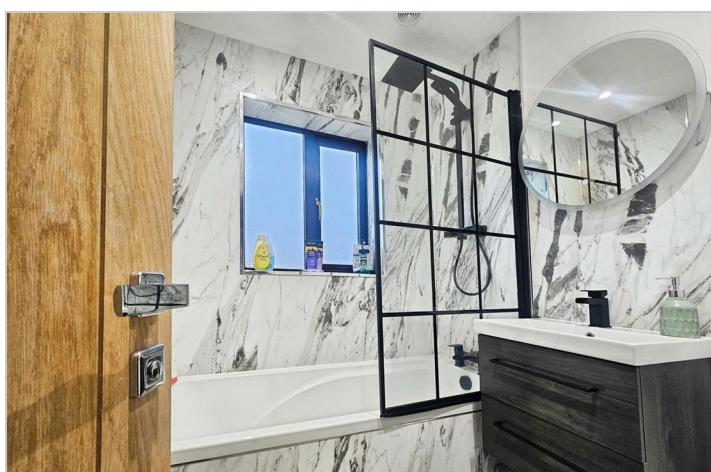
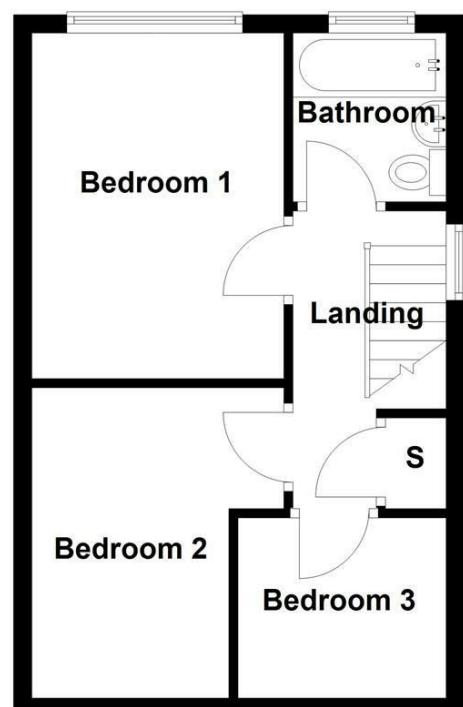
## Disclaimer

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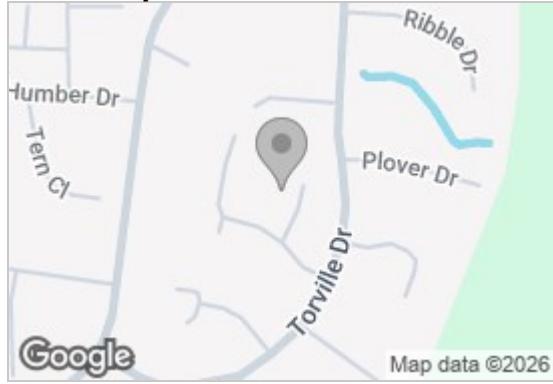
## Ground Floor



## First Floor



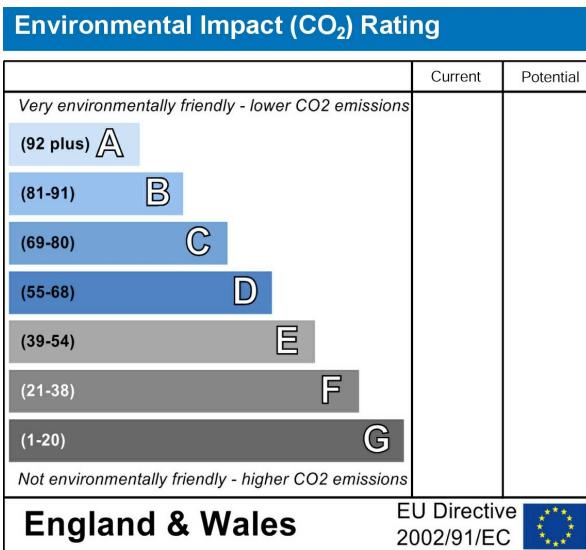
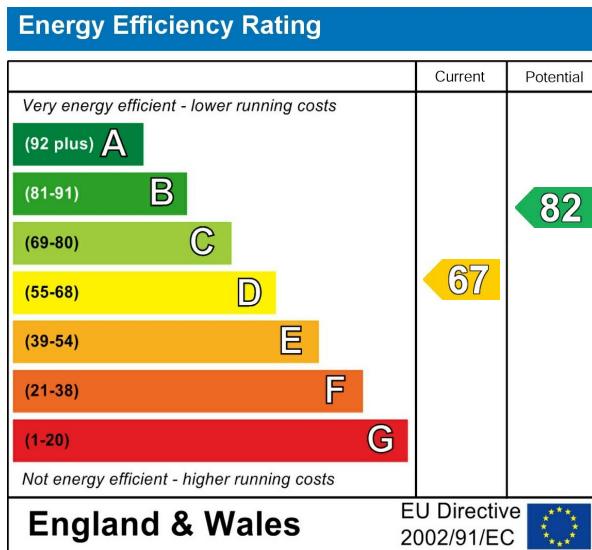
## Road Map



## 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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