



Briarswood, Biddulph, ST8 6BW.
£320,000

Whittaker & Biggs Est. 1930

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This five/ six-bedroom home offers the perfect opportunity for those looking for a property with versatile accommodation and a good sized plot.

There is a good-sized entrance hall, and impressive sized open plan lounge with adjoining dining room, plus a separate family room/bedroom six if required.

The ground floor bedroom/family room is also ideal for those looking to create a home office.

The kitchen has a range of grey gloss units and can be reconfigured to create an open plan design by opening into the adjoining dining room without the need to extend.

There is also a separate utility room and ground floor cloakroom for convenience.

To the first floor there are five bedrooms which include a bedroom with incorporating dressing room and a master bedroom with en-suite shower room, all in addition to the family bathroom.

Externally there is a fantastic sized rear garden which adjoins open ground ensuring a good degree of privacy and security.

The garden is of low maintenance with an artificial lawned garden with an adjoining elevated paved patio and a further composite decked patio to the head of the garden.



Located within a much sought after development, which is on the cusp of Biddulph town as well as being accessible for Halls Road recreational grounds and Biddulph Valley walkway as well as local schools.

Offered with no upward chain, this ideal family home offers versatile and spacious accommodation that can be adapted to suit the purchaser's requirements.

****Please note that the property is leasehold and subject to a service charge****

Entrance Hall

Having a double glazed front entrance door with obscured glazed panel, UPVC double glazed window to side aspect, radiator, coving to ceiling. Stairs to first floor landing, continuous grey wood wash effect flooring.

Ground Floor Cloakroom

Having a white low level WC, wash hand basin, UPVC double glazed obscured window to front aspect, and continuous grey wood wash effect laminate flooring.

Family Room/ Bedroom Six 8' 8" x 17' 8" (2.64m x 5.39m)

Having a UPVC double glazed window to the front aspect, grey wood wash effect laminate flooring.

Open Plan Lounge/ Diner

Lounge having a UPVC double glazed window to the front aspect, coving to ceiling, radiator, feature fireplace. Opening through into dining room. Dining room adjoining the kitchen with potential for an open plan kitchen. Having radiator, coving to ceiling, UPVC

double glazed patio doors to the rear aspect and gardens.

Utility Room

Having a range of grey gloss wall mounted cupboard and base units with fitted worksurface incorporating a single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine, space for tumble dryer. Extractor fan, half glazed rear entrance door. Continuous grey wood wash effect flooring.

Kitchen

Having a range of grey gloss modern style wall mounted cupboards and base units with fitted worksurface, incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap. Integral gas hob with separate cook and Lewis chimney style stainless steel extractor fan over, Electrolux double combination oven and grill. Fridge freezer, plumbing for dishwasher. UPVC double glazed window to the rear aspect, splashback tiling, radiator, and continuous grey wood wash effect flooring.

First Floor Galleried Landing

Having access to loft space and airing cupboard. Radiator.

Bedroom One

Having UPVC double glazed window to the front aspect, radiator. Access into en-suite.

En-suite Shower Room

Having enclosed shower cubicle with statically controlled shower, wash and basin and W/C. Radiator, UPVC double glaze obscure window and extractor fan.

Bedroom Two

Having a defined dressing area. UPVC double glazed window to the rear aspect and radiator.



Bedroom Three

Having a UPVC double glazed window to the rear aspect, and radiator.

Bedroom Four

Having a UPVC double glazed bay window to the front aspect, and radiator.

Bedroom Five

Having a UPVC double glazed window to the front aspect, and radiator.

Family Bathroom

Having a white suite comprising of panelled bath with thermostatically controlled shower, low level W/C and pedestal wash hand basin. Extractor fan.

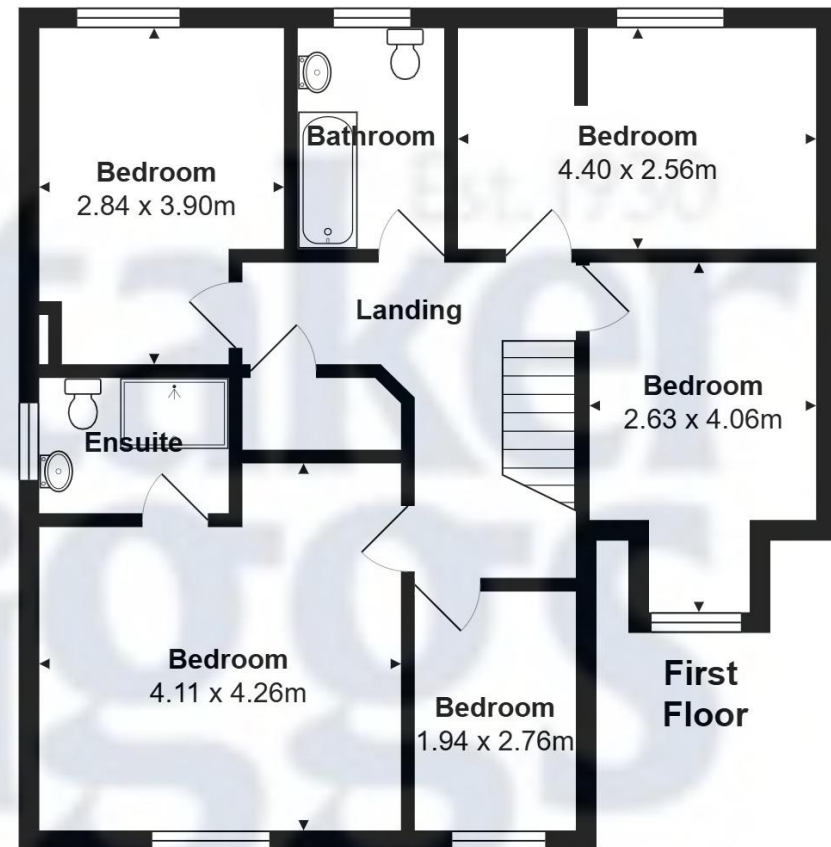
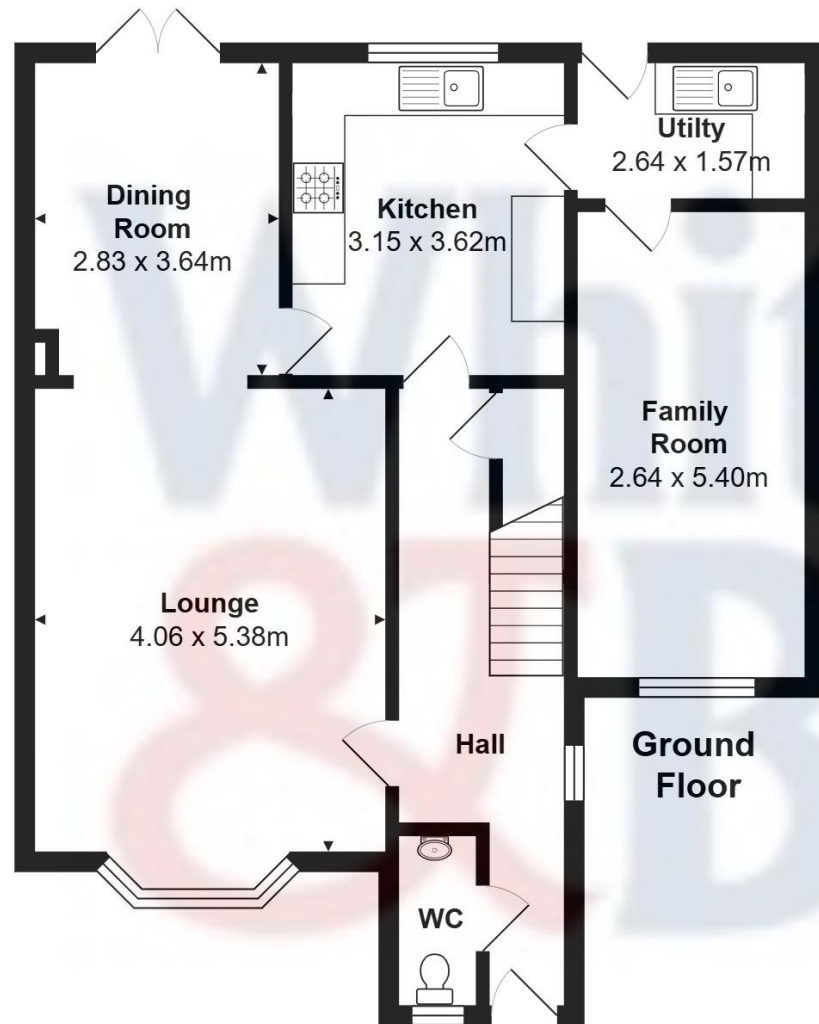
Externally

There is a side driveway offering off-road parking. Front garden having attractive shrubs and borders. Back garden is fully enclosed enjoying a good degree of privacy having an elevated paved patio with adjoining artificial lawn with pathway to the side aspect leading to the head of the garden to a composite decked patio. Fully enclosed by timber fenced boundaries, and gated side access.









All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Total Area: 156.0 m²



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34 High Street
Biddulph
Staffordshire
ST8 6AP

T: 01782 522117

E: biddulph@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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