



3 Brocks Croft Gardens

Biddulph, ST8 6BX

Price £260,000



Carters are delighted to welcome to the market this superbly presented semi-detached townhouse, offering stylish and versatile accommodation finished to an exceptional standard and ideally positioned close to Biddulph town centre, reputable schools and local amenities. A private driveway provides off-road parking for two vehicles, while inside, the spacious entrance hallway leads to a flexible guest bedroom/additional living space, a practical utility room with internal access to the garage and a luxurious ground-floor shower room. The first floor is undoubtedly the heart of this impressive home, featuring a stunning open-plan living, dining and kitchen space, beautifully illuminated by natural light and enjoying far-reaching views across open countryside. The high-quality kitchen is finished with elegant granite work surfaces and a range of fully integrated appliances, including a wine cooler and dishwasher. To the second floor are three generous bedrooms and a beautifully appointed contemporary bathroom suite. Externally, the low-maintenance rear garden provides an inviting Indian stone seating area and summerhouse, creating the perfect setting for relaxing and entertaining. Combining elegant interiors, generous accommodation and a convenient location, this exceptional home is not to be missed and early viewing is highly recommended.

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Entrance Hallway

Composite double glazed entrance door to the front and rear elevations. UPVC double glazed window to the rear elevation.

Stairs to the first floor with under stairs storage cupboard. Radiator. Laminate flooring.

Guest Bedroom / Ground Floor Living Room

10'11" x 13'6" (3.33m x 4.11m)
UPVC double glazed window to the side elevation with a fitted blind.
Radiator. Laminate flooring.

Utility Room

5'11" x 10'2" (1.80m x 3.10m)
Fitted wall and base units with wood effect laminate work surfaces. Sink with an electric tap. Built in washing machine. Internal door leading to the garage. Radiator. Tiled flooring.

Ground Floor Shower Room

9'1" x 2'10" (2.77m x 0.86m)
UPVC double glazed window to the front elevation. Shower enclosure with a mains shower and aqua paneling. Wall mounted wash hand basin. Mid level w.c. Extractor fan. Radiator. Laminate flooring.

Stairs to the First Floor and Landing

UPVC double glazed window to the rear elevation with a

fitted blind.

Stairs to the second floor. Radiator. Laminate flooring.

Open Plan Living / Dining Room

17'9" x 15'11" (5.41m x 4.85m)
Two UPVC double glazed windows to the front elevation with fitted blinds.
Electric fire with a granite surround and hearth. Two radiators. Carpet.

Kitchen

9' x 11' (2.74m x 3.35m)
Two UPVC double glazed windows to the rear elevation with fitted blinds.
High quality contemporary fitted kitchen incorporating a range of wall, base and drawer units. Granite work surfaces. Built in double electric oven and grill. Built in four ring gas hob with an extractor over. Integrated wine cooler. Integrated dishwasher. Integrated fridge freezer. Partially tiled walls. Radiator. Tiled flooring.

Stairs to the Second Floor and Landing

Access to the loft space. Radiator. Laminate flooring.

Bedroom One

13'5" x 8'8" (4.09m x 2.64m)
UPVC double glazed window to the front elevation.
Radiator.

Bedroom Three

11'11" x 8'7" (3.63m x 2.62m)
UPVC double glazed window to the front elevation.
Radiator.

Bedroom Four

9'9" x 8'9" (2.97m x 2.67m)
UPVC double glazed window to the rear elevation.
Radiator.

Bathroom

6'4" x 6'4" (1.93m x 1.93m)
UPVC double glazed window to the rear elevation.
Luxurious three piece bathroom suite comprising of; a p-shaped bath with a shower over and a handheld shower, vanity basin unit with storage under and a mid level w.c. Extractor fan. Partially tiled walls. Power socket for an electric shaver. Built in storage cupboard housing the water tank. Radiator. Tiled flooring.

Garage

8'7" x 8'3" (2.62m x 2.51m)
Up and over garage door.
Power and lighting.

Externally

Outside to the front is a paved driveway providing off-road parking for two vehicles. A secure gated side access leads to the rear garden, with a conveniently positioned outside tap.

To the rear is a private,

enclosed and low-maintenance garden, featuring an attractive Indian stone patio and summerhouse, creating the perfect setting for outdoor entertaining and relaxation.

Additional Information

Freehold.

Council Tax Band C.

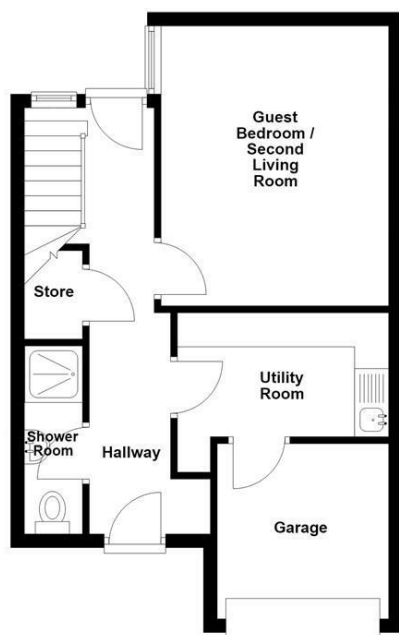
Total Floor Area: 109 Square Meters / 1173 Square Foot.

Disclaimer

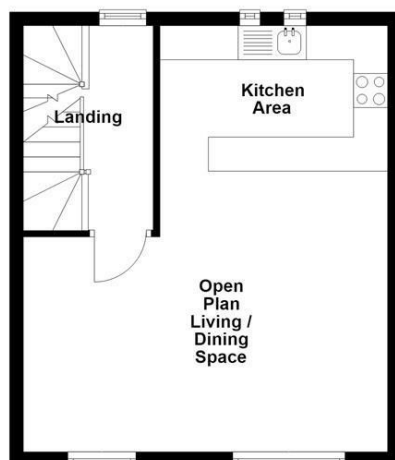
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Tel: 01782 470391

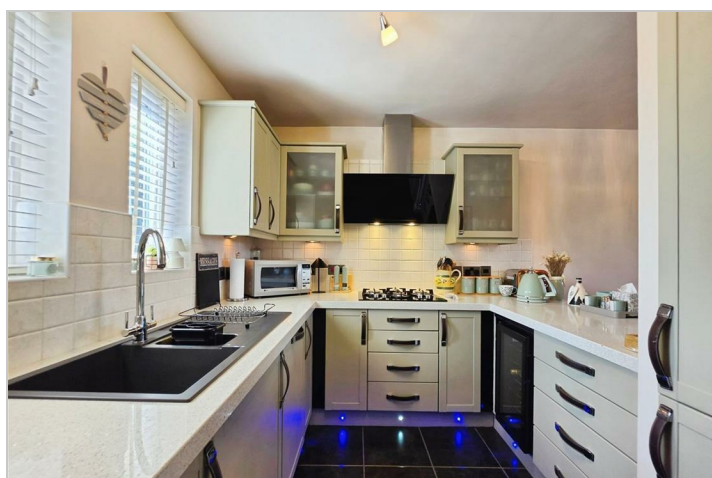
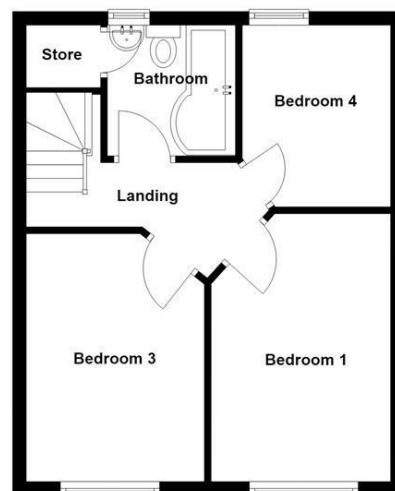
Ground Floor



First Floor



Second Floor



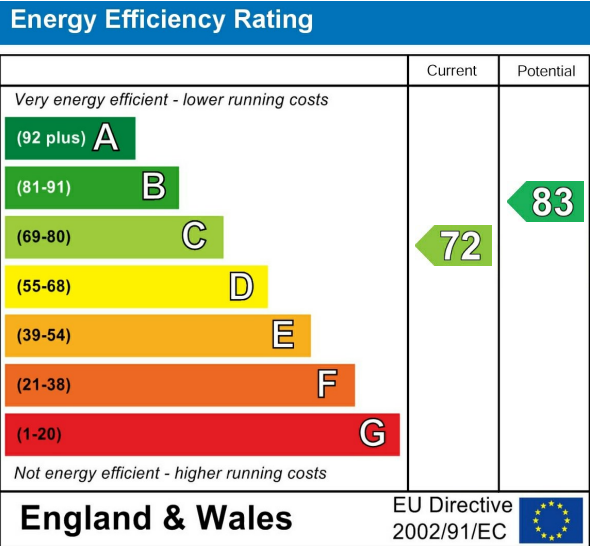
Road Map



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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