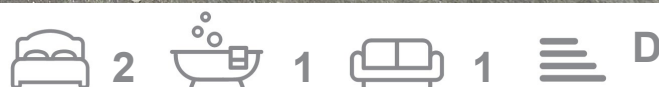




## 54 Grangefields

Biddulph, ST8 7SA

**Price £375,000**



Carters are proud to present to the market this well loved detached bungalow, nestled in the charming area of Grangefields, offering a wonderful opportunity for those seeking a comfortable and spacious home. With no upward chain, this well-loved property is situated in a highly sought-after location, making it an ideal choice for families and retirees alike.

Upon entering, you will be greeted into the entrance hall, the open plan living and dining area, is perfect for entertaining or simply enjoying a quiet evening at home. The solid wood fitted kitchen adds a touch of elegance and functionality, catering to all your culinary needs. The bungalow boasts two spacious double bedrooms, providing ample space for relaxation and rest. The four-piece bathroom is well-appointed, ensuring convenience for all residents. One of the standout features of this property is the generous loft space, which presents an exciting opportunity for conversion, subject to planning permission. This additional space could be transformed into a home office, guest room, or play area, depending on your needs. Outside, the bungalow is complemented by off-road parking for up to two vehicles, along with an integral garage for added convenience. The mature and well-established gardens provide a tranquil outdoor space, perfect for enjoying the fresh air or hosting summer gatherings.

The location is truly fantastic, with Biddulph town centre just a stone's throw away, offering a variety of shops and amenities. Families will appreciate the proximity to excellent schools, while nature enthusiasts will love having Biddulph Grange Country Park right on their doorstep.



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## Porch

UPVC double glazed french patio doors to the front elevation.  
Tiled flooring.

## Entrance Hall

Wooden door to the front elevation.  
Loft access. Coving to the ceiling. Radiator. Built in storage cupboard.

## Living Area

14'4 x 12'10 (4.37m x 3.91m)

UPVC double glazed window to the front elevation.  
Gas fire with a marble hearth and surround. Coving to the ceiling.  
Radiator. Television point.

## Dining Area

13'4 x 12'10 (4.06m x 3.91m)

UPVC double glazed sliding patio doors to the rear elevation.  
Gas fire. Radiator.

## Inner Hallway

UPVC double glazed entrance door to the front elevation.  
Door to garage.

## Kitchen

13'2 x 9'8 (4.01m x 2.95m)

UPVC double glazed window, and UPVC double glazed entrance door to the rear elevation.  
A selection of fitted solid wood wall, drawer and base units. Work surfaces incorporating inset a stainless steel sink, with a drainer and mixer tap. Electric free standing cooker. Space and plumbing for a washing machine. Space for a fridge/freezer. Partially tiled walls. Radiator.

## Bedroom One

13'10 x 12'10 (4.22m x 3.91m)

UPVC double glazed window to the front elevation.  
Fitted wardrobes, over head cupboards and vanity with drawers.  
Coving to the ceiling. Radiator.

## Bedroom Two

13'10 x 12'10 (4.22m x 3.91m)

UPVC double glazed window to the rear elevation.  
Coving to the ceiling. Radiator.

## Bathroom

UPVC double glazed window to the rear elevation.  
A fitted four piece suite comprising of a panelled bath, a shower enclosure, a vanity wash hand basin and a low level W/C. Recessed ceiling down lighters. Extractor fan. Radiator.

## Loft Space

32'7 x 20'0 approx (9.93m x 6.10m approx)

Spacious and partially boarded, ready to convert subject to planning permission.

## Exterior

To the front of the property there is a lawned garden with mature shrub borders. There is a driveway providing off road parking which leads to the integral garage. The rear is private and enclosed with a paved patio area, lawned garden, outside tap and shed, all edged with well established flower borders.

## Garage

14'3 x 10'0 (4.34m x 3.05m)

Wooden window to the side. Electric roller door. Power and lighting.

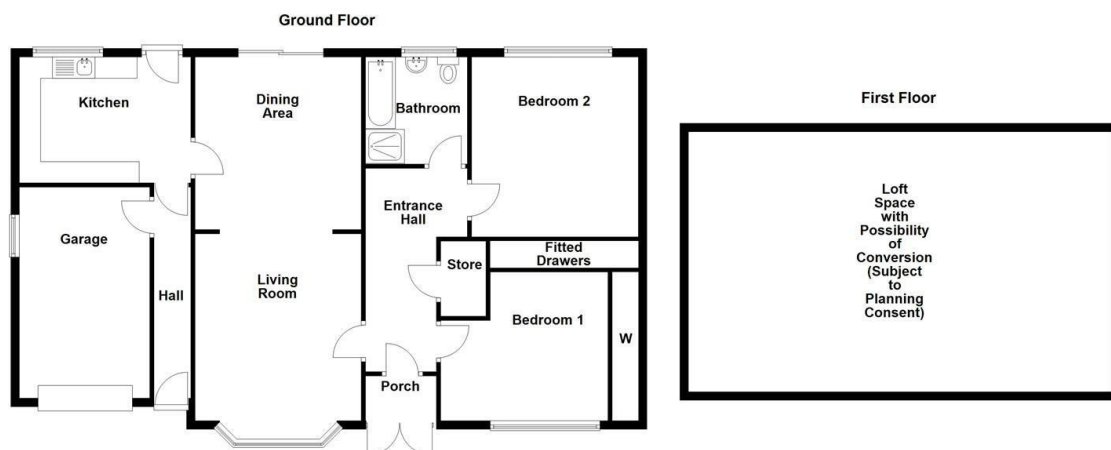
## Additional Information

Freehold.  
Council tax band D.

PROPERTY SIZE: APPROX: TBC square feet / TBC square metres.

## Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.





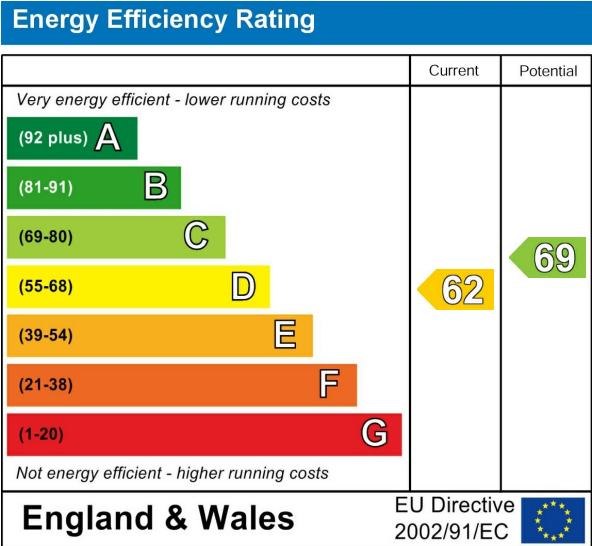
Road Map



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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