



12 Wren Close

Biddulph, ST8 7UB

Price £265,000



Carters are delighted to present to the market this attractive and spacious detached property, perfectly positioned in the desirable area of Wren Close, Biddulph. Offering a wonderful blend of comfort, style, and practicality, this home is an exceptional opportunity for families seeking their next chapter.

Step inside and discover two well-proportioned reception rooms, including a stylish open-plan lounge and dining area — ideal for entertaining or enjoying cosy family evenings. The thoughtfully designed layout ensures a seamless flow of space, natural light, and functionality throughout.

Upstairs, the home offers three generous bedrooms, with the master suite benefitting from a private en suite bathroom for added convenience and comfort. The main bathroom is a true highlight, featuring a luxurious roll-top bath and a contemporary vanity basin — the perfect retreat at the end of a busy day.

Designed with modern family living in mind, this home also provides off-road parking for two vehicles, ensuring both practicality and ease of access.

Perhaps one of the most charming aspects of this property is the picturesque view over Mow Cop — enjoy tranquil surroundings and scenic vistas right from your own home.

This is more than just a house; it's a place to call home, where memories are made and cherished. With its inviting atmosphere, elegant finishes, and family-friendly setting, Wren Close is a rare opportunity not to be missed.

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Entrance Hall.

UPVC double glazed entrance door to the front elevation. Access to the stairs. Radiator. Dado rail. Laminate flooring.

Kitchen.

7'6" x 11'10" (2.29m x 3.61m)
UPVC double glazed window to the front elevation. UPVC double glazed entrance door to the side elevation.
Fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Built in electric oven and grill. Built in four ring gas hob. Built in extractor fan. Integrated dishwasher. Space and plumbing for a washing machine. Space for a fridge freezer. Built in wine rack. Tiled flooring.

Family Room.

8'1" x 11'4" (2.46m x 3.45m)
UPVC double glazed window to the front elevation.
Coving to ceiling. Built in storage cupboard. Radiator. Laminate flooring.

Living / Dining Room.

19'9" x 12'4" (6.02m x 3.76m)
UPVC double glazed window to the rear elevation. UPVC double glazed french doors to the rear elevation.
Electric fire with a marble surround and wooden mantle. Two radiators.

Stairs and Landing.

UPVC double glazed window to the side elevation.
Built in storage cupboard.

Bedroom One.

11'5" x 12' (3.48m x 3.66m)
UPVC double glazed window to the front elevation.
Radiator.

En Suite.

UPVC double glazed window to the front elevation.
Shower cubicle with a wall mounted shower and aqua paneling. Pedestal wash hand basin with a tiled splashback. Low level w.c. Extractor fan. Radiator. Vinyl flooring.

Bedroom Two.

10'11" x 9'9" (3.33m x 2.97m)
UPVC double glazed window to the rear elevation.
Radiator.

Bedroom Three.

8'5" x 6'10" (2.57m x 2.08m)
UPVC double glazed window to the rear elevation.
Radiator.

Bathroom.
UPVC double glazed window to the side elevation.
Freestanding bath with a hand held shower attachment. Vanity basin unit with storage under. Low level w.c. Chrome heated towel rail. Partially tiled walls. Wall mounted mirror. Vinyl flooring.

Externally.

Externally:
To the front of the property, a block-paved driveway provides off-road parking for up

to two vehicles. A side gate offers convenient access to the rear garden.

To the rear, there is a paved patio area ideal for outdoor seating and entertaining, leading onto a well-maintained lawned garden with attractive shrub and gravel borders. The garden enjoys far-reaching views towards Mow Cop, offering a picturesque backdrop.

Additional Information.

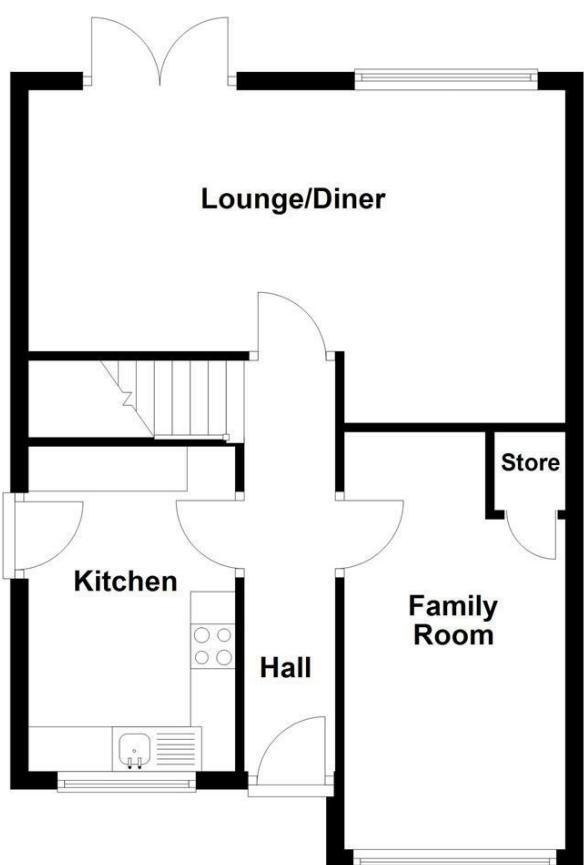
Freehold. Council Tax Band D.

Total Floor Area: 93 square meters / 1001 square feet.

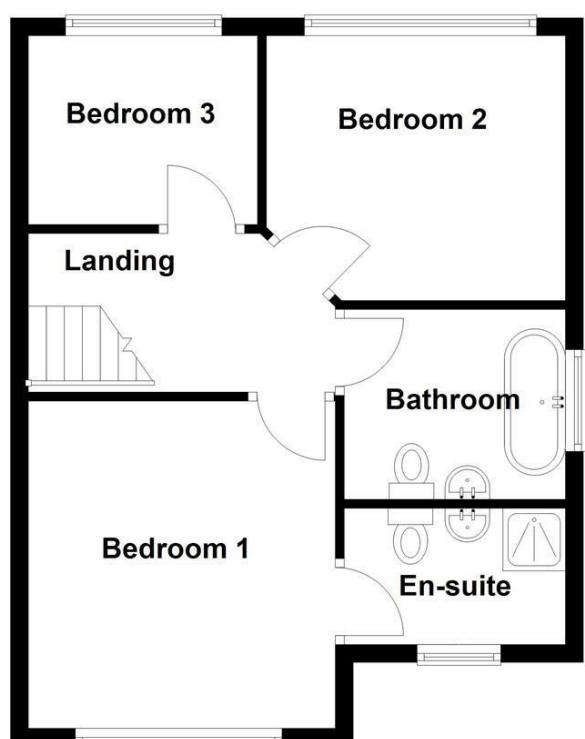
Disclaimer.

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Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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