



39 Briarswood

Biddulph, ST8 6BW

Offers over £285,000



Carters are delighted to welcome to the market this impressive four-bedroom semi detached property, occupying a generous plot within a quiet and family-friendly cul-de-sac in the heart of Biddulph.

Beautifully presented throughout and offering flexible accommodation over three storeys, this superb home is ideal for growing families looking for additional space. With four double bedrooms, two en-suites and off-road parking, the property is ready to move straight into and enjoy.

Upon entering, a bright and welcoming entrance hall provides access to the ground-floor WC and spacious kitchen/diner. Modern and well appointed, the kitchen features integrated appliances and ample space for a dining table, while French doors open directly onto the rear garden. The ground floor also benefits from a versatile cinema/hobby space, offering flexibility to suit the needs of the family. The first floor is home to a generous principal bedroom with a stylish en-suite, alongside the larger-than-average living room.

Positioned to the rear, the living room features a Juliet balcony overlooking the garden, creating an inviting space to relax and unwind. On the second floor are three further double bedrooms and a modern family bathroom, with the second bedroom also enjoying its own en-suite.

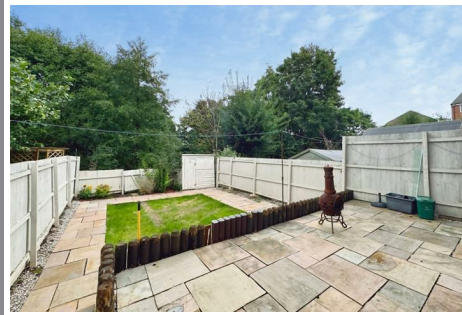
Externally, the property occupies a larger-than-average plot and boasts a spacious, private rear garden. Landscaped to create an attractive and low-maintenance outdoor space, the garden features a paved patio and lawn, providing plenty of room for entertaining and family life throughout the year.

Combining generous proportions, flexible accommodation and an impressive garden, this is a fantastic family home in a peaceful yet convenient Biddulph location. Early viewing is highly recommended.

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Entrance Hallway

Composite double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation having a fitted blind. Stairs to the first floor with under stairs storage cupboard. Coving to the ceiling. Radiator.

Kitchen / Dining Room

16'11" x 8'11" (5.18 x 2.74)
UPVC double glazed French doors to the rear elevation leading to the rear garden. UPVC double glazed window to the rear elevation.
Fitted kitchen incorporating a range of wall, base and drawer units and wood effect laminate work surfaces. Built in double electric oven / grill. Built in four ring gas hob with an extractor hood over. Space for an American style fridge freezer. Integrated dishwasher. Space and plumbing for a dishwasher. Plinth heater powered from the central heating. Radiator. Vinyl flooring.

Cinema / Hobby Space

UPVC double glazed window to the front elevation.
Recessed ceiling down lighters. Radiator. Carpet.

Ground Floor Cloakroom / W.C

UPVC double glazed window to the front elevation.
Vanity basin unit with storage under. Mid level w.c. Heated towel rail. Wall mounted storage cabinet. Laminate flooring.

First Floor Stairs and Landing

UPVC double glazed window to the side elevation.
Coving to the ceiling. Carpet.

Living Room

16'11" x 12'11" (5.18 x 3.96)
UPVC double glazed window to the rear elevation. UPVC double glazed French doors to the rear elevation with a Juliette balcony.
Coving to the ceiling. Two radiators. Carpet.

Bedroom One

12'11" x 10'0" (3.96 x 3.05)
UPVC double glazed window to the front elevation.
Fitted wardrobes. Radiator. Carpet.

En Suite

UPVC double glazed window to the front elevation.
Shower enclosure. Double vanity basin unit with storage under and a mid level w.c. Partially tiled walls. Extractor fan. Radiator. Laminate flooring.

Second Floor Stairs and Landing

UPVC double glazed window with a fitted blind to the side elevation. Access to the boarded loft space. Airing cupboard. Carpet.

Bedroom Two

10'0" x 10'0" (3.05 x 3.05)
UPVC double glazed window to the front elevation.
Double ottoman bedframe included in the sale. Radiator. Carpet.

En Suite

UPVC double glazed window to the front elevation.
Vanity basin unit with storage under. Shower enclosure. Mid level w.c. Partially tiled walls. Extractor fan. Radiator. Laminate flooring.

Bedroom Three

12'11" x 8'0" (3.96 x 2.44)
UPVC double glazed window to the rear elevation.
Radiator. Carpet.

Bedroom Four

8'11" x 8'9" (2.74 x 2.69)
UPVC double glazed window to the rear elevation with a roller blind.
Radiator. Carpet.

Bathroom

A newly fitted luxurious family bathroom suite comprising of; a p-shaped bath with a shower over, pedestal wash hand basin and a mid level w.c.
Aqua paneling to the walls. Extractor fan. Radiator. Laminate flooring.

Externally

Externally to the front of the property is a driveway providing off road parking for multiple vehicles and a secure gate to the side leading to the rear garden.
To the rear is a lawned garden with a paved patio area with well stocked borders housing a selection of seasonal plants and shrubs.
There is a timber shed and an outside tap for convenience.

Additional Information

Leasehold. Council Tax Band D.

Total Floor Area: 1421 Square Foot / 132 Square Meters.

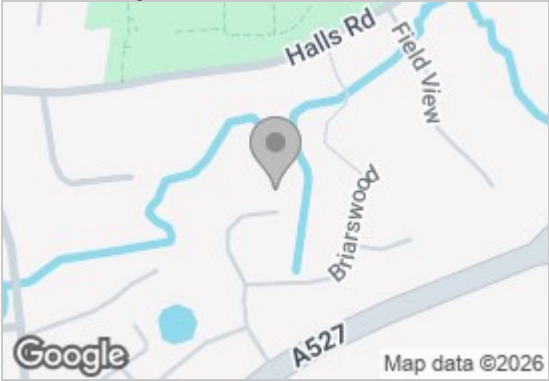
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Tel: 01782 470391



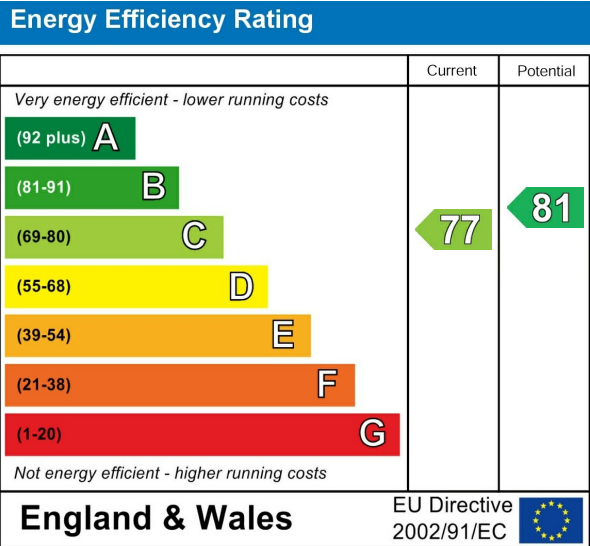
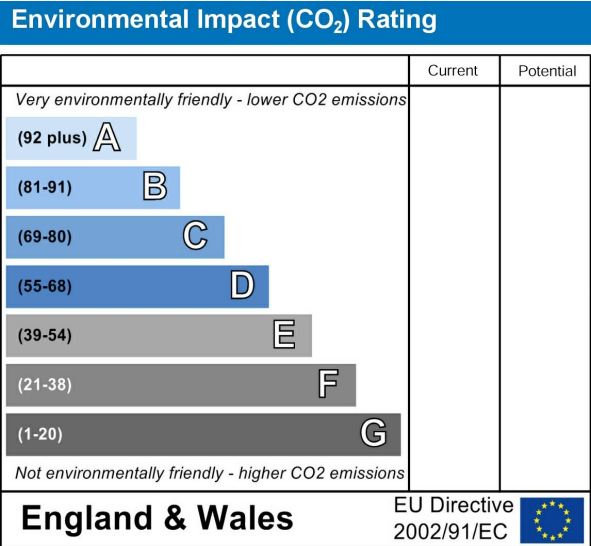
Road Map



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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