



10 Brook Gardens

Biddulph, ST8 6DE



Price £230,000

Here at Carters we are delighted to present to the market this charming detached bungalow on Brook Gardens, Biddulph – a rare opportunity to secure a wonderful home with an expansive rear garden and scenic views. Offering true single-storey living, this thoughtfully designed bungalow is ideal for families, retirees, or anyone seeking a peaceful and practical home in a desirable location. With two generously sized bedrooms and two versatile reception rooms, the property provides ample space for both everyday living and entertaining.

This home offers generous off-road parking, with space for up to four vehicles, including a spacious tarmac driveway and an attached garage – a rare benefit in this area.

To the front, the home is set behind a neatly maintained lawned garden with a raised flower border, stocked with a variety of seasonal plants and shrubs, creating a warm and welcoming approach.

To the rear, the property boasts an expansive garden arranged over three tiers, offering a high degree of privacy and tranquil views over open countryside. This beautifully landscaped outdoor space features:

- A well-kept lawn
- Three sheds and two greenhouses, perfect for gardening enthusiasts
- Mature apple and pear trees, along with a blackberry bush
- Tall conifer trees providing seclusion

Overlooking the picturesque Halls Road playing fields, the bungalow enjoys an open outlook and a peaceful setting.

This delightful property combines space, comfort, and convenience – all within a sought-after Biddulph location. Don't miss the chance to make Brook Gardens your new home – book your viewing today and experience its charm for yourself.

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Entrance Hall

UPVC double glazed entrance door to the side elevation.

Coving to ceiling. Access to the loft. Built in storage cupboard. Radiator.

Living Room

11'5" x 13'4" (3.48m x 4.06m)

UPVC double glazed box bay window to the front elevation.

Coving to ceiling. Feature ceiling rose. Gas fire with a marble surround and wooden mantle. Radiator. TV aerial point.

Kitchen

9' x 5'5" (2.74m x 1.65m)

Aluminum double glazed entrance door to the rear elevation. Aluminum double glazed window to the rear elevation.

Fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Stainless steel sink with a mixer tap. Freestanding gas cooker with a four ring gas hob. Built in extractor fan. Space for a fridge freezer. Space for a washing machine. Tiled splash-backs. Coving to ceiling. Radiator. Vinyl flooring.

Conservatory

15'10" x 6'5" (4.83m x 1.96m)

UPVC double glazed entrance door to the side elevation. UPVC double glazed windows to the side and rear elevations. Two skylanterns.

Feature wall paneling. Radiator.

Bedroom One

10' x 10'10" (3.05m x 3.30m)

UPVC double glazed window to the front elevation.

Coving to ceiling. Radiator.

Bedroom Two

10'10" x 9'10" (3.30m x 3.00m)

Currently used as Bedroom Two, this room could be used as a second reception room. Aluminum sliding doors to the rear elevation leading to the conservatory.

Coving to ceiling. Two radiators.

Bathroom

5'3" x 8'2" (1.60m x 2.49m)

Aluminium double glazed window to the side elevation.

Three piece fitted bathroom suite comprising of; shower enclosure with wall mounted shower, pedestal wash hand basin and low level w.c.

Coving to ceiling. Fully tiled walls. Radiator. Tiled flooring.

Garage

16'11" x 8'7" (5.16m x 2.62m)

Up and over garage door. Wooden single glazed window to the rear elevation.

Power and lighting. Built in shelving.

Externally

To the front of the property, a spacious tarmac driveway provides off-road parking for up to four vehicles and leads to an attached garage. The generous front garden is laid to lawn and features a raised flower border stocked with a variety of seasonal plants and shrubs, creating an attractive and welcoming approach.

The expansive rear garden is arranged over three tiers and enjoys a high degree of privacy, bordered by tall conifer trees and offering picturesque views over open countryside. The garden includes a well-maintained lawn, three sheds, and two greenhouses—ideal for gardening enthusiasts. Mature fruit trees, including

apple and pear, along with a blackberry bush, further enhance the outdoor space. Additional features include an outside tap and a side gate providing access to the front of the property.

Additional Information

Freehold. Council Tax Band C.

Total Floor Area: TBC.

Disclaimer

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Tel: 01782 470391

Ground Floor



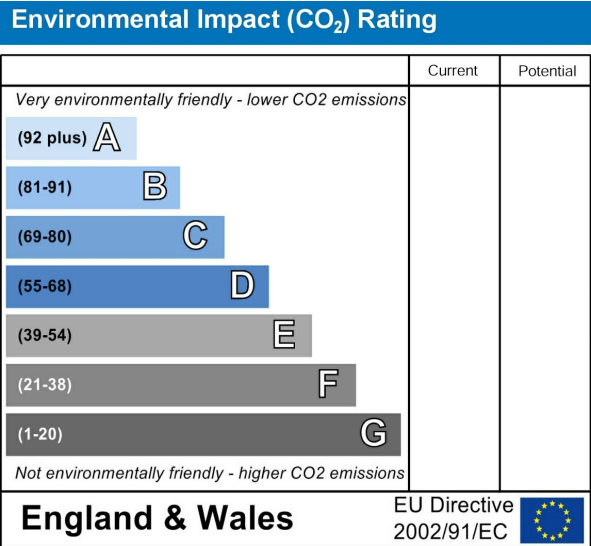
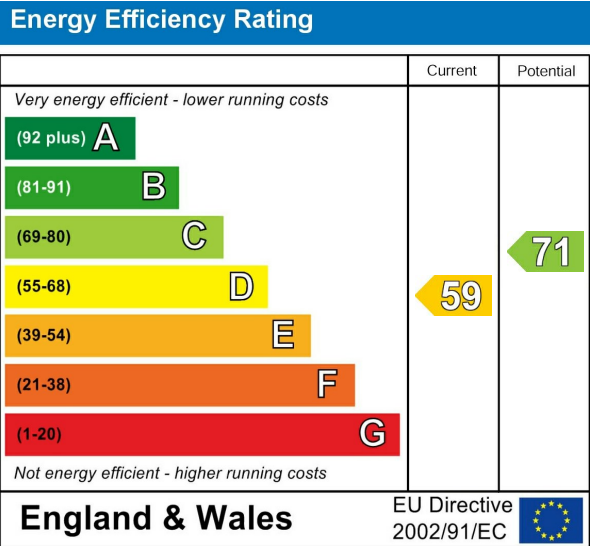
Road Map



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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