



56 Briarswood

Biddulph, ST8 6BW

Price £138,750



Available at 25% Below Market Value – Discounted Purchase Scheme

Here at Carters we are delighted to present this beautifully maintained two-bedroom end-mews townhouse, ideally located within a sought-after residential development close to the town centre and local amenities. The property offers an excellent opportunity for first-time buyers, being available under a Discounted Purchase Scheme at 25% below market value.

Upon entering the home, you are welcomed into an entrance porch which leads through to a cosy and inviting lounge, providing a comfortable living space ideal for relaxation. To the rear, the property opens into a modern kitchen and dining area, designed with practical everyday living in mind and featuring French doors that lead directly out to the rear garden, allowing natural light to fill the space and creating a seamless indoor-outdoor flow.

To the first floor, the property has recently been enhanced with brand new luxury fitted carpets throughout. There are two well-proportioned double bedrooms offering versatile accommodation, alongside a stylish and contemporary three-piece bathroom suite finished to a modern standard.

Externally, the rear garden is low maintenance and thoughtfully designed, featuring a timber decking area and paved patio, making it ideal for outdoor seating and entertaining. In addition, the property benefits from a designated parking space within the residents' car park.

Properties of this nature, particularly under discounted schemes, are rarely available and tend to generate a high level of interest. Early viewing is strongly recommended to fully appreciate what this home has to offer.

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Entrance Porch

UPVC double glazed entrance door to the front elevation.

Radiator. Laminate flooring.

Living Room

12'11" x 12'9" (3.94m x 3.89m)

UPVC double glazed window to the front elevation.

Stairs to the first floor.

Radiator. TV point. Laminate flooring.

Kitchen / Dining Space

11'11" x 9'3" (3.63m x 2.82m)

UPVC double glazed french doors to the rear elevation leading to the garden. UPVC double glazed window to the rear elevation.

Fitted kitchen having a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob. Built in extractor hood. Space for a fridge freezer. Space and plumbing for a washing machine. Built in under stairs storage cupboard. Radiator. Dining space. Tiled flooring.

Stairs and Landing

UPVC double glazed window to the side elevation.

Access to the loft which is fully boarded and has a ladder and light.

Bedroom One

10'11" x 13' (3.33m x 3.96m)

UPVC double glazed window to the front elevation.

Built in storage cupboard. Radiator.

Bedroom Two

11'3" x 7'2" (3.43m x 2.18m)

UPVC double glazed window to the rear elevation.

Radiator.

Bathroom

UPVC double glazed window to the rear elevation.

Modern white three piece bathroom suite comprising of; a panel bath with a shower over, mid level w.c and a pedestal wash hand basin. Extractor fan. Partially tiled walls. Radiator. Vinyl flooring.

Externally

The property benefits from an allocated parking space within a residents' car park. To the rear is a

low-maintenance garden featuring a paved patio and a raised timber decking area. Additional features include a composite shed and an outdoor tap. A side gate provides convenient access to the front of the property.

Additional Information

Leasehold.

Total Floor Area: 55 Square Meters / 592 Square Foot.

Ground Rent: £120 Per Annum.

Service Charge: £186 Per Annum Currently. Approximately 980 Years Remaining on Lease.

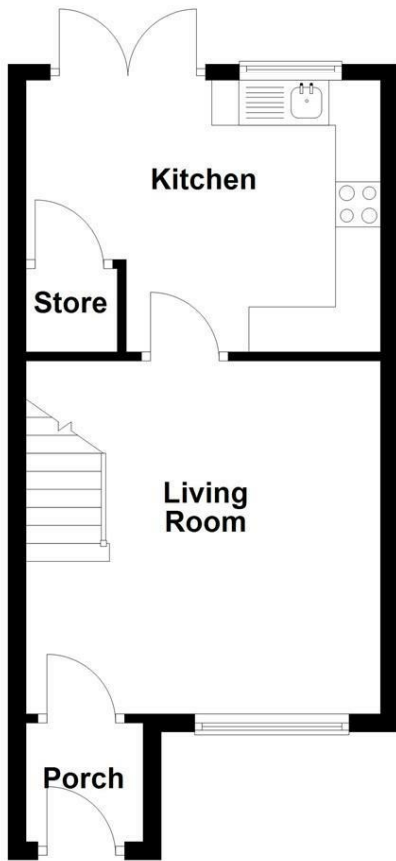
Council Tax Band B.

Disclaimer

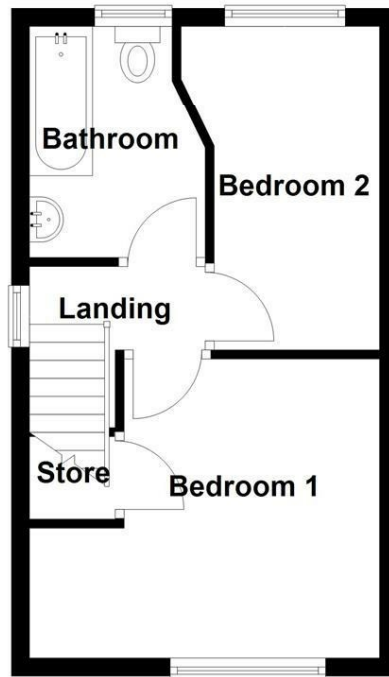
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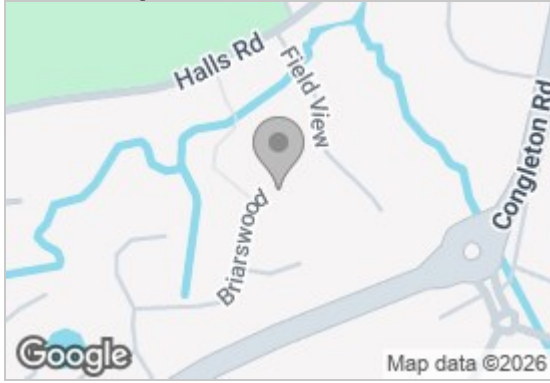
Basement



Ground 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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