

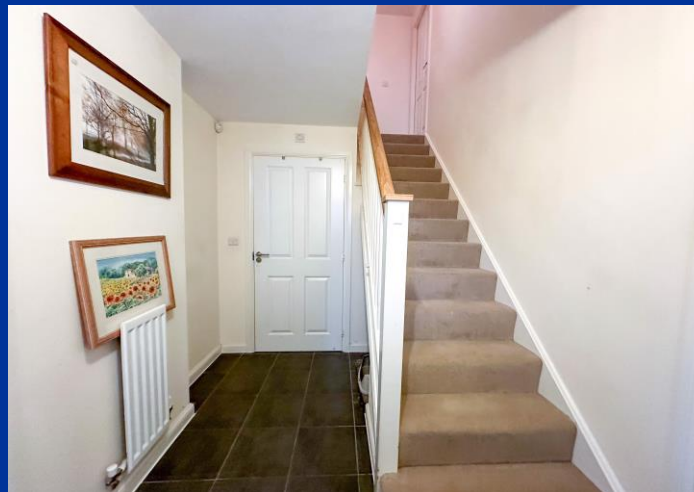


Zurich Avenue, Biddulph, ST8 7FA.
£260,000

Whittaker Est. 1930
& Biggs

Zurich Avenue, Biddulph, ST8 7FA.

This detached home offers a fantastic position within this sought after development. This double fronted home occupies a corner plot with wrap around gardens to three sides plus a rear driveway & garage. There are three double bedrooms & two bathrooms, with the main bedroom having en suite facilities. There's even a spacious hallway & ground floor cloaks with combined utility space. The open plan dining kitchen is of a good size with on trend gloss units & a range of integrated appliances, plus a feature walk in bay window & French doors allowing optimum light & immediate access to the enclosed walled rear garden. The main lounge is also bay fronted. Externally there are gardens to the front, side & rear with the additional benefit of a single attached garage & driveway allowing further parking. Viewing of this well priced property is highly recommended.



Entrance Hall

Having UPVC glazed front entrance door with central glazed panels. Tiled continuous flooring, radiator, open under stairs. Stairs giving access to the first floor landing

Dining Kitchen

5.42m into bay x 3.52m. Having a range of white gloss wall mounted cupboard & base units with fitted work surface over incorporating a 1 & 1/2 bowl, single drainer stainless steel sink unit with mixer tap over. Range of quality integral appliances including a Hotpoint double oven with combination grill, separate four ring gas hob with stainless steel chimney style, extractor fan over and black glass splashback. Integral fridge freezer, integral dishwasher. defined dining area having a UPVC walk in bay window to the front aspect, UPVC double glazed French doors, giving access onto the rear garden and patio. Two radiators, recessed LED lighting to ceiling, UPVC double glazed window to the rear aspect. Under cupboard display lighting. Tiled flooring.

Lounge 17' 10" x 10' 10" (5.43m x 3.31m)

UPVC double glazed walk in bay window to the front aspect, UPVC double glazed window to the side aspect, two radiators. TV point.

First Floor Galleried Landing

Having UPVC double glazed window to the front aspect, radiator, access to loft space.

Bedroom One 12' 0" x 9' 1" (3.66m x 2.76m)

Having a UPVC double glazed window to the front aspect. Double built in wardrobe, radiator.

Ensuite Shower Room 6' 11" x 5' 1" (2.12m x 1.54m)

Modern suite with walk-in double shower cubicle with thermostatically controlled shower, low level WC with concealed cistern & flush controls, pedestal wash hand basin. Tiled floor, part tiled walls, fully tiled to shower area. Recess LED lighting and extractor fan to ceiling, UPVC double glazed obscured window to the rear aspect, chrome heated towel, radiator.

Family Bathroom 6' 10" x 6' 2" (2.09m x 1.88m)

Having a modern white suite, comprising of panel bath with central mixer tap and shower, low level W.C with concealed cistern and flush controls, pedestal wash hand basin built in tiled shelving, part tiled walls, tiled floor. Extractor fan to ceiling.

Bedroom Two 10' 10" x 8' 4" (3.31m x 2.54m)

Having UPVC double glazed window to the front aspect. Radiator.

Bedroom Three 10' 10" x 6' 11" (3.31m x 2.10m)

Having UPVC double glazed window to the side aspect, TV point, radiator.

Externally

The property occupies a corner plot with wrap around gardens to three sides including a fully enclosed walled rear garden, which is laid to lawn with an adjoining paved patio. There is an attached garage with metal up & over door and side door allowing access to the rear garden.



Note:
Council Tax Band: D

EPC Rating: C

Tenure: believed to be Freehold









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