



## 29 Zurich Avenue

Biddulph, ST8 7FA

**Price £375,000**



Here at Carters we are pleased to welcome to the market this impressive three-storey detached home which is perfectly positioned on a popular, family-friendly development. Offering generous living space and thoughtfully designed for growing families. Conveniently located close to highly regarded schools, beautiful parks, and a range of local amenities, this home is ideal for those seeking comfort, space, and a welcoming community.

Step into a bright and welcoming entrance hall, which has a convenient WC. The generous lounge features beautiful feature windows that flood the space with natural light, creating a bright and airy atmosphere. The separate dining room is perfect for family meals or entertaining guests, with patio doors opening directly onto the garden for seamless indoor-outdoor living. The heart of the home is the large kitchen, fully fitted with integrated appliances and ample worktop and storage space—ideal for everyday living and cooking up a storm.

Upstairs, the main bedroom is a true retreat, boasting stylish feature windows, a built-in wardrobe, and a private en-suite shower room. Two further generously sized double bedrooms are located on this floor, along with a modern family bathroom, making it perfect for younger family members or guests.

The top floor features two substantial double bedrooms, each with their own en-suite shower rooms, offering flexibility as guest suites, teen hideaways, or home offices.

To the rear, you'll find a private garden complete with a patio area, lawn, and a shed for additional storage. Side access adds convenience, and there is off-road parking for two vehicles to the rear of the property.

This well-proportioned and beautifully presented home ticks all the boxes for modern family living—early viewing is highly recommended so please call Carters now on 01782 470391 to book a viewing!

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### Entrance Hall

Composite double glazed entrance door and a UPVC double glazed window to the front elevation. Stairs to the first floor. Access to WC. Storage cupboard. Radiator. Laminate flooring.

### Downstairs WC

Pedestal hand wash basin. Low level WC. Extractor fan. Radiator. Tiled floor.

### Kitchen/Diner

18'06 x 11'01 (5.64m x 3.38m)  
Composite double glazed entrance door to the rear elevation. Two UPVC double glazed windows- one to the rear and one to the side elevation.

A great selection of high gloss wall, drawer and base units with laminate work surfaces. Splashbacks. Stainless steel one and a half sink, mixer tap and drainer. A built in electric grill/oven, five ring gas hob and extractor hood. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Storage cupboard. Recessed ceiling downlighters. Two radiators. Tiled floor.

### Living Room

18'02 x 10'01 (5.54m x 3.07m)  
Four UPVC double glazed windows to the side elevation and three to the front elevation. Two radiators. TV point. Laminate flooring.

### Dining Room

10'07 x 8'04 (3.23m x 2.54m)  
UPVC double glazed patio doors to the rear elevation. UPVC

double glazed window to the side elevation.

Radiator. Laminate flooring.

### First Floor Landing

Radiator. Stairs to the second floor.

### Bedroom One

18'03 x 17'01 max (5.56m x 5.21m max)  
Four UPVC double glazed windows to the side elevation and four to the front elevation. Access to en-suite shower room. Built-in double wardrobe. Two radiators.

### En-Suite Shower Room

UPVC double glazed window to the front elevation. Three piece suite comprising of a shower enclosure with wall mounted shower, pedestal hand wash basin and low level WC. Recessed ceiling downlighters. Extractor fan. Partially tiled walls. Shaver point. Radiator. Tiled floor.

### Bedroom Four

10'11 x 9'07 (3.33m x 2.92m)  
UPVC double glazed window to rear elevation. Radiator.

### Bedroom Five

10'07 x 8'03 (3.23m x 2.51m)  
UPVC double glazed window to rear elevation. Radiator.

### Bathroom

A three piece suite comprising of a panel bath with wall mounted shower head, pedestal handwash basin and a recessed WC. Partially tiled wall. Partial aqua

wall. Chrome heated ladder towel rail. Recessed ceiling downlighters. Extractor fan. Tiled floor.

### Second Floor Landing

Storage cupboard.

### Bedroom Two

20'08 x 10'04 (6.30m x 3.15m)  
Two UPVC double glazed windows- one to the rear and one to the side elevation. Two radiators. Access to En-suite shower room. TV point.

### En-Suite Shower Room

Two UPVC double glazed windows to the front elevation. Three piece suite comprising of a shower enclosure with wall mounted shower, pedestal hand wash basin and a recessed WC. Recessed ceiling downlighters. Extractor fan. Radiator. Partially tiled walls. Tiled floor.

### Bedroom Three

20'08 x 8'02 (6.30m x 2.49m)  
Two UPVC double glazed windows- one to the rear and one to the side elevation. Loft access. Two radiators. Access to En-suite shower room. TV point.

### En-Suite Shower Room

UPVC double glazed window to the front elevation. Three piece suite comprising of a shower enclosure with wall mounted shower, pedestal hand wash basin and a recessed WC. Recessed ceiling downlighters. Extractor fan. Chrome heated ladder towel rail. Partially tiled walls. Tiled floor.

### Exterior

To the front there is a forecourt with a cast iron fence border and decorative gravel, paved pathway to the entrance and a small lawn with gated access to the side of the property. Gated side access. Off-road parking for two vehicles at the rear.

To the rear there is a paved patio area and the rest laid to lawn. A 10x10 shed. Outside tap. 2x double power sockets. Festoon lights.

### Additional Information

Freehold. Council tax band E.

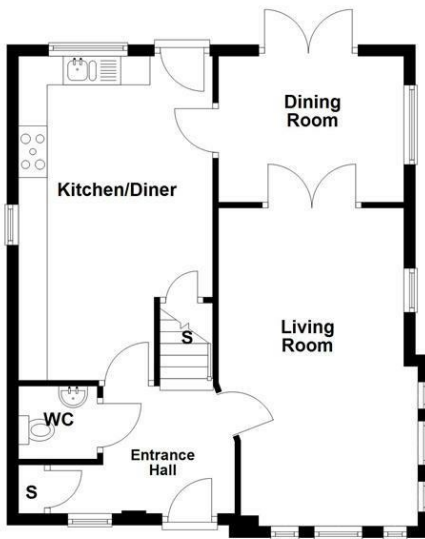
Total floor area - 168 sqm / 1808.34 sqf.

### Disclaimer

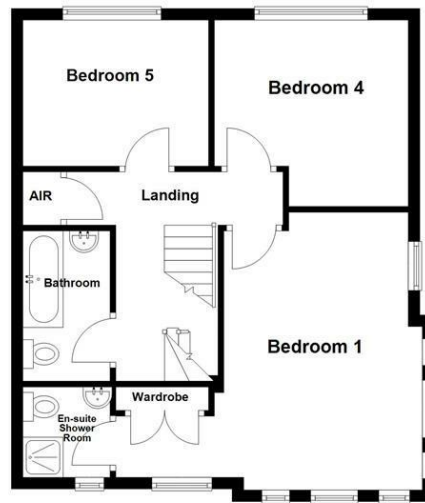
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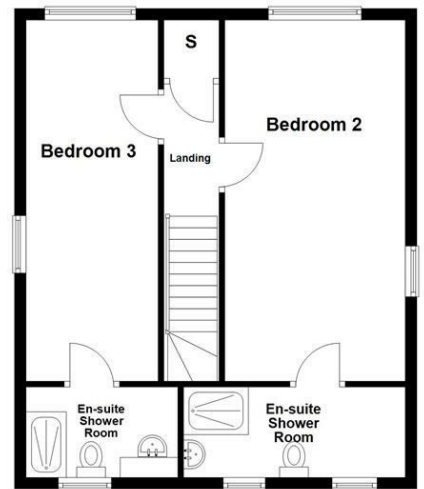
Ground Floor



First Floor



Second Floor



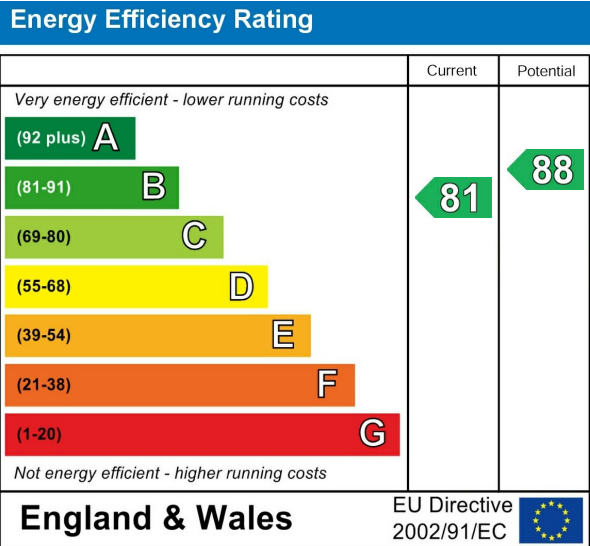
Road Map



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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