



## 4 Zurich Avenue

Biddulph, ST8 7FA

**Price £220,000**



### ATTENTION FIRST TIME BUYERS!!!

Here at Carters, we are delighted to welcome to the market this extremely well presented three bedroom semi detached home, located on a sought after modern residential development.

Built in 2016, the property spans an inviting 764 square feet, providing ample space for families.

Upon entering, you are greeted by a modern fitted kitchen dining area which is complete with integrated appliances, ideal for entertaining guests. To the rear of the property is a modern living area with french doors opening to the rear garden and having floor to ceiling windows which allow natural light to flood the space. There is also handy storage space and a downstairs loo - an essential for families and those who love to entertain! The house boasts three generously sized bedrooms and a fitted three piece bathroom suite. To the front there is a driveway providing ample off road parking for two vehicles.

The location itself is a significant advantage, with local amenities, schools, and parks within easy reach, and being just a short stroll away from the town centre. This semi-detached house on Zurich Avenue is not just a property; it is a place where memories can be made. With its modern construction and practical layout, it presents an exceptional opportunity for those looking to settle in a turn key ready contemporary home.

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## Entrance Hall

Composite double glazed entrance door to the front elevation.

Radiator. Vinyl flooring.

## Lounge

14' x 12' (4.27m x 3.66m)

UPVC double glazed window to the side elevation. UPVC double glazed french doors to the rear elevation with two floor to ceiling UPVC double glazed windows.

Two radiators. TV ariel point. Built in storage cupboard.

## Kitchen / Dining Room

11'5" x 13' (3.48m x 3.96m)

UPVC double glazed window to the front elevation.

Modern high gloss fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Stainless steel one and a half sink with mixer tap. Built in electric oven. Built in four ring gas hob with glass splash back. Built in extractor fan. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Space for a dining table. Access to the stairs. Recessed ceiling downlighters. Radiator. Vinyl flooring.

## W.C

3' x 6' (0.91m x 1.83m)

Recessed w.c. Pedestal wash hand basin with tiled splash back. Extractor fan. Radiator. Vinyl flooring.

## Stairs and Landing

Access to the loft which is partially boarded. Built in storage cupboard.

## Bedroom One

8'2" x 14'10" (2.49m x 4.52m)

UPVC double glazed window to the rear elevation.

Freestanding double wardrobes with mirror finish. Radiator. TV ariel point.

## Bedroom Two

10'10" x 8'2" (3.30m x 2.49m)

UPVC double glazed window to the front elevation.

Radiator. TV ariel point.

## Bedroom Three

6'3" x 9'2" (1.91m x 2.79m)

UPVC double glazed window to the rear elevation.

Radiator. TV ariel point.

## Externally

To the front of the property is a driveway providing off road parking for two vehicles. Outside tap.

To the rear there are two paved patio areas and a generous lawn with raised flower borders and a shed.

## Additional Information

Freehold. Council Tax Band B.

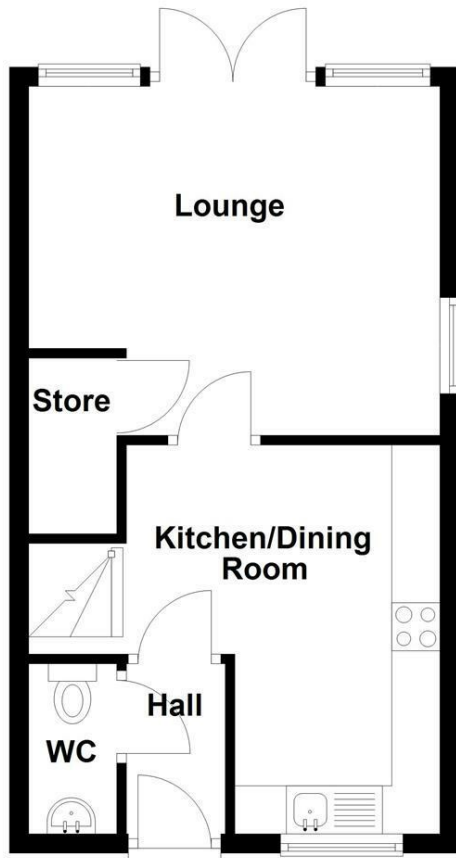
Total Floor area: 70 sq m / 764 sq ft.

## Disclaimer

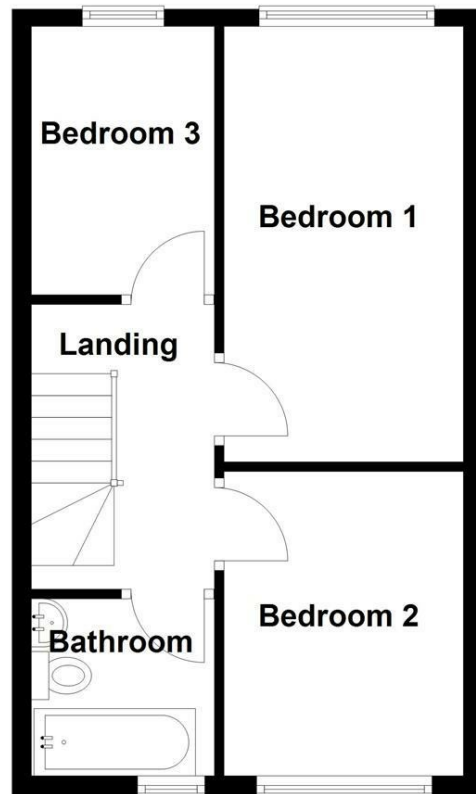
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**Ground Floor**



**First Floor**



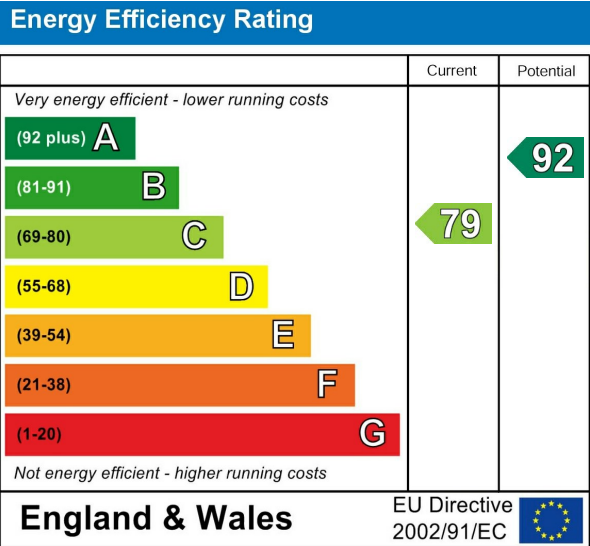
Road Map



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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