



## 57 Fairfax Close

Biddulph, ST8 6ER



**Price £92,000**

Carters are delighted to present this beautifully presented one-bedroom apartment, ideally located on the third floor of a popular development on Fairfax Close.

The property offers a bright and spacious living room with an attractive bay window, allowing plenty of natural light to fill the space. The modern fitted kitchen is both stylish and practical, perfect for everyday cooking and entertaining.

This ready-to-move-into home benefits from one reception room, one double bedroom, and a contemporary bathroom. With no onward chain, it's ideal for first-time buyers or those looking to downsize.

Additional features include private parking for one vehicle and close proximity to local shops, parks, and amenities, providing convenience and a friendly community feel.

Don't miss out on this superb opportunity — arrange your viewing today!

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## Entrance Hallway

Entrance door to the side elevation. Intercom. Built in storage cupboard. Electric wall heater.

## Living Room

16'7" x 14'7" (5.05m x 4.45m)

Three UPVC double glazed windows to the bay frontage to the rear elevation. UPVC double glazed window to the side elevation. Electric heater.

## Kitchen / Dining Room

9'9" x 9'8" (2.97m x 2.95m)

UPVC double glazed window to the side elevation. Fitted kitchen with a range of wall, base and drawer units. Laminate work surface. Electric oven. Electric four ring hob. Built in extractor fan. Space for a fridge freezer. Space for a washing machine. Space for a tumble dryer. Partially tiled walls. Electric heater. Vinyl flooring.

## Bedroom

8'3" x 14'5" (2.51m x 4.39m)

UPVC double glazed window to the rear elevation. Electric heater. Wardrobes and drawer units included within the sale.

## Bathroom

6'6" x 6'2" (1.98m x 1.88m)

Modern three piece fitted bathroom suite comprising of; panel bath with a wall mounted shower, pedestal wash hand basin and a low level w.c. Mirror fronted storage cabinet. Extractor fan. Electric heater. Partially tiled walls. Vinyl flooring.

## Externally

Externally there is a private residents only car park providing off road parking, and a landscaped communal garden to the front elevation.

## Additional Information

Leasehold. Council Tax Band A. Total Floor Area: 47 Square Meters / 505 Square Foot.

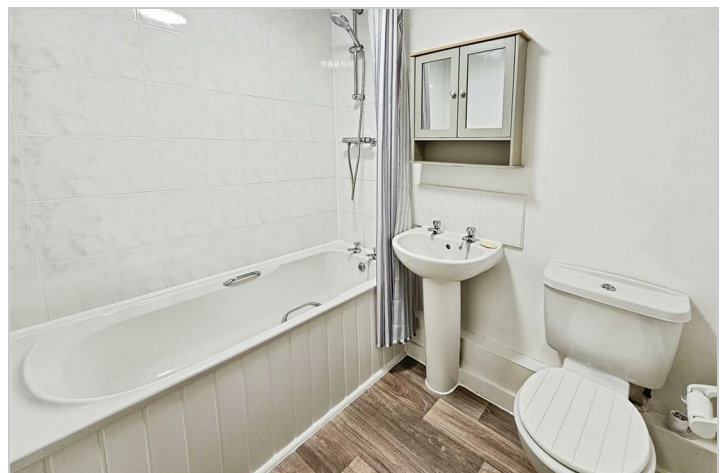
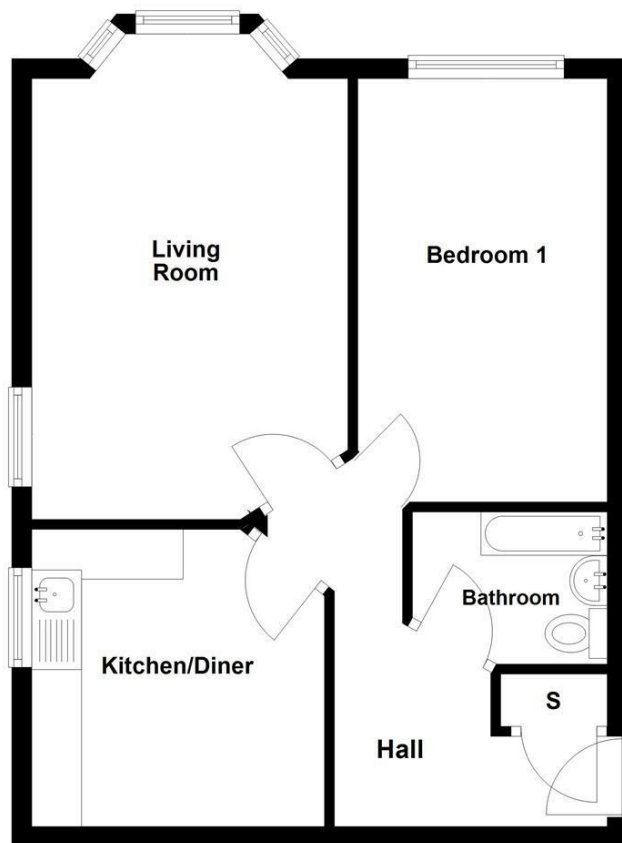
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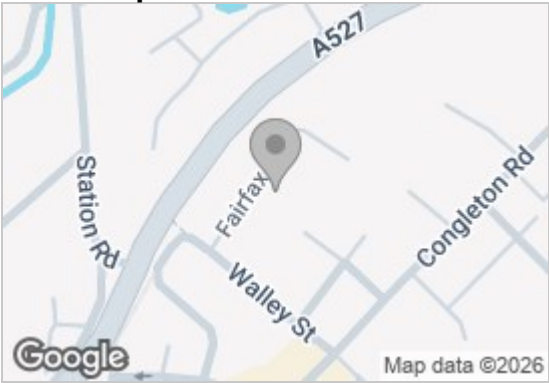
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## Ground Floor



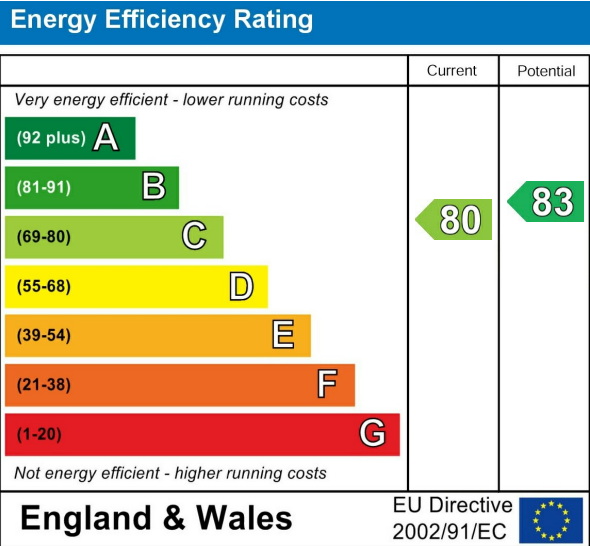
Road Map



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.