CARTERS
ESTATE AGENTS

74 Geneva Way

Biddulph, ST8 7FE

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Offers in excess of £219,500

Here at Carters we are delighted to welcome to the market this well-presented three-bedroom townhouse located on the popular area of Geneva Way, which offers spacious and modern accommodation, ideal for families or first-time buyers alike.

The property opens into a welcoming entrance hall, with access to a convenient ground floor cloakroom and staircase rising to the first floor. To the rear, you'll find a superb open-plan kitchen, dining and living area, designed with modern living in mind. This bright and versatile space provides the perfect setting for both everyday family life and entertaining, with direct access out to the attractively landscaped rear garden.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Externally, the property offers off-road parking and a garage, providing secure parking and useful storage space.

Conveniently positioned close to local amenities, reputable schools and the town centre, the property is also within easy reach of the beautiful Biddulph Grange Country Park, ideal for outdoor walks and leisure.

An excellent opportunity to acquire a modern, low-maintenance home in a sought-after location—early viewing is highly recommended.

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Entrance Hallway
Composite double glazed entrance door to the front elevation.
Radiator. Access to the stairs. Laminate flooring.

Living / Dining Room
15'6" x 16'7" (4.72m x 5.05m)
UPVC double glazed french doors to the rear elevation.
Built in storage cupboard. Two radiators. Laminate flooring.

Kitchen
8' x 10' (2.44m x 3.05m)
UPVC double glazed window to the front elevation.
Contemporary fitted kitchen with a range of wall, base and drawer units. Wood effect laminate work surfaces. Stainless steel one and a half bowl sink with a hose tap. Built in four ring gas hob with an extractor over. Built in electric oven. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Recessed ceiling down lighters. Tiled flooring

W.C
5'10" x 3'1" (1.78m x 0.94m)
UPVC double glazed window to the front elevation.
Mid level w.c. Pedestal wash hand basin. Partially tiled walls. Extractor fan. Recessed ceiling down lighters. Radiator. Tiled flooring.

Stairs and Landing
Access to the loft space.

Bedroom One
10'2" x 9'1" (3.10m x 2.77m)
UPVC double glazed window to the front elevation.
Built in wardrobe. Radiator. Laminate flooring.

En Suite
6'7" x 5'1" (2.01m x 1.55m)
UPVC double glazed window to the front elevation.
Modern white three piece shower suite comprising of; a shower enclosure, pedestal wash hand basin and a mid level w.c. Partially tiled walls. Shaver socket. Extractor fan. Recessed ceiling down lighters. Chrome heated towel rail. Tiled flooring.

Bedroom Two
8'10" x 10'4" (2.69m x 3.15m)
UPVC double glazed window to the rear elevation.
Radiator. Laminate flooring.

Bedroom Three
6'4" x 10'5" (1.93m x 3.18m)
UPVC double glazed window to the rear elevation.
Radiator. Laminate flooring.

Bathroom
5'4" x 6'10" (1.63m x 2.08m)
Modern white three piece bathroom suite comprising of; a panel bath with a shower over and hand held shower attachment, pedestal wash hand basin and a mid level w.c. Extractor fan. Recessed ceiling down lighters. Chrome heated towel rail. Partially tiled walls. Tiled flooring.

Externally
To the side of the property is a tarmac driveway offering off-road parking and access to a garage. To the rear, there is an enclosed garden featuring an Indian stone patio, an artificial lawn, and raised flower beds planted with a variety of seasonal plants and shrubs.

Garage
Up and over garage door to the front elevation.

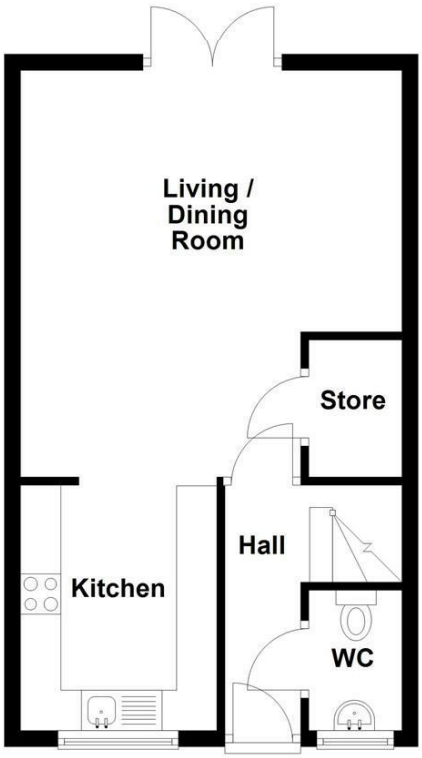
Additional Information
Freehold. Council Tax Band C.

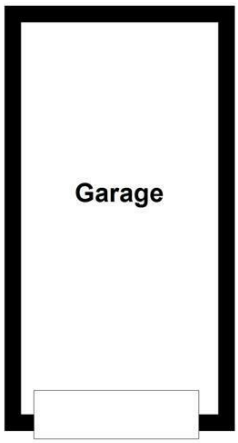
Total Floor Area: 75 Square Meters / 807 Square Foot.

Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

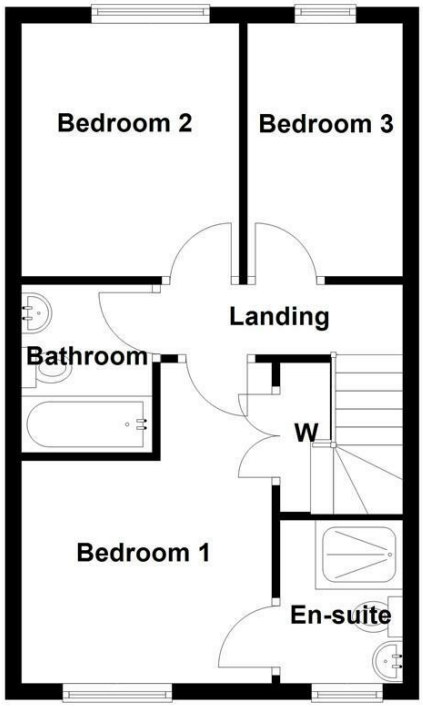
Tel: 01782 470391

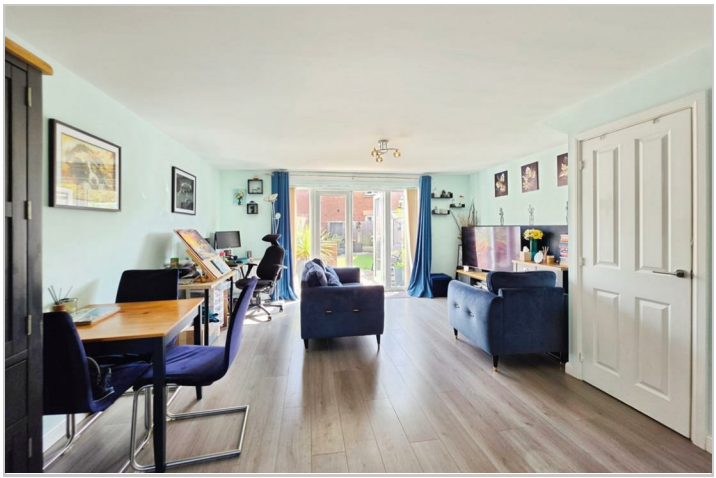
Ground Floor

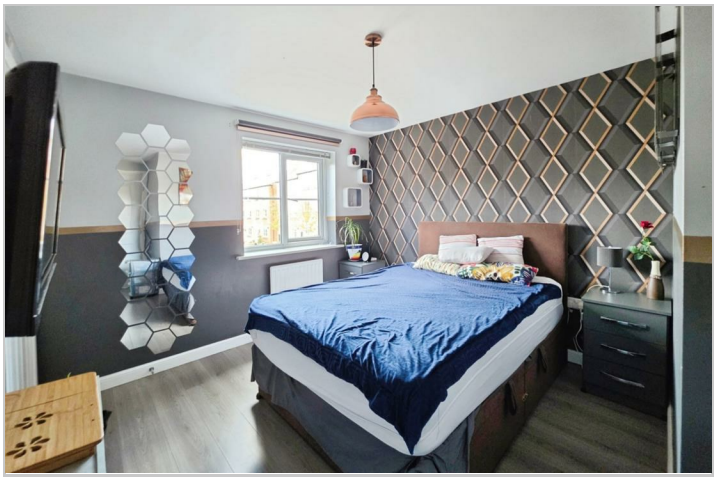




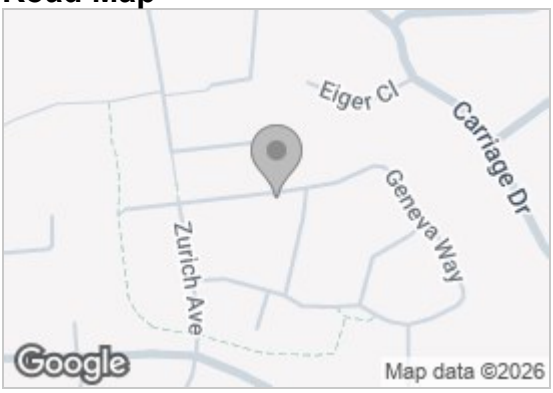
First Floor





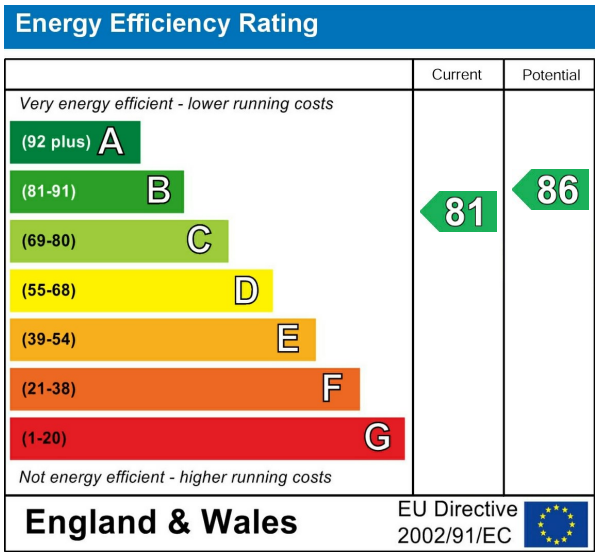


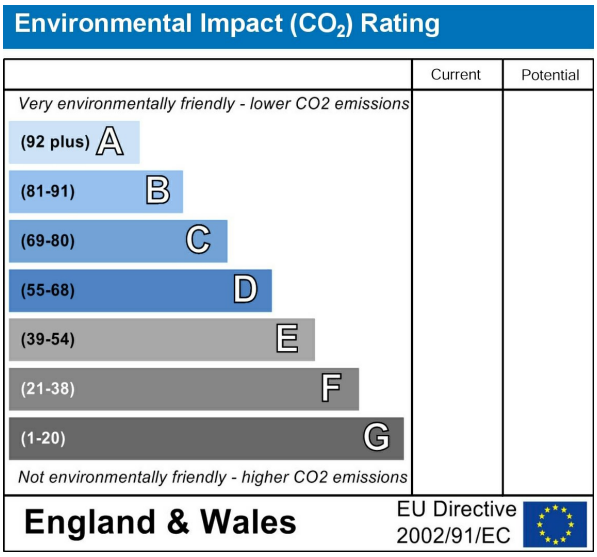
Road Map



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.

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.

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