



## 7 Zurich Avenue

Biddulph, ST8 7FA

**Price £205,000**



Here at Carters Estate Agents we are thrilled to welcome to the market this modern two-bedroom home, perfectly suited to young first-time buyers.

Beautifully presented and finished to a high standard, this stylish property offers low-maintenance living in a quiet and well-positioned setting within the development. Ideally located within walking distance of the town centre and close to local schools and amenities, it provides the perfect balance of convenience and comfort.

To the front of the property is a block-paved driveway providing off-road parking for two vehicles. Once inside, a welcoming entrance hallway leads through to a contemporary fitted kitchen complete with a range of integrated appliances, ideal for modern day living. To the rear, the bright and spacious living/dining room offers a fantastic social space, with direct access out to a private, landscaped low-maintenance garden—perfect for relaxing, entertaining friends, or enjoying summer evenings. The ground floor also benefits from a convenient WC.

To the first floor, there are two well-proportioned double bedrooms along with a stylish and modern three-piece family bathroom, finished to an excellent standard.

This superb home is move-in ready and represents a fantastic opportunity for young buyers stepping onto the property ladder. Early viewing is highly recommended to avoid disappointment.

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## Entrance Hallway

Composite double glazed entrance door to the front elevation.

Radiator. Stairs to the first floor. Under stairs storage cupboard. Laminate flooring.

## Kitchen

11'4" x 8' (3.45m x 2.44m)

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 sink with a hose mixer tap. Built in electric oven. Built in four ring gas hob with an extractor hood over. Integrated fridge freezer. Integrated washing machine. Glass splashback. Radiator. Vinyl flooring.

## Living / Dining Room

14'4" x 10'8" (4.37m x 3.25m)

Composite double glazed entrance door to the rear elevation leading to the garden. Two UPVC double glazed windows to the rear elevation.

Two radiators. TV point.

## W.C

Mid level w.c. Pedestal wash hand basin with a tiled splashback.

Extractor fan. Radiator. Vinyl flooring.

## Stairs and Landing

Access to the loft which is partially boarded with a fitted ladder and lighting. Built in storage cupboard.

## Bedroom One

8'10" x 14'5" (2.69m x 4.39m)

Two UPVC double glazed windows to the front elevation.

Radiator. TV point.

## Bedroom Two

10'1" x 14'5" (3.07m x 4.39m)

Two UPVC double glazed windows to the rear elevation.

Radiator.

## Family Bathroom

Modern three piece white bathroom suite comprising of; a panel bath with an electric shower, pedestal wash hand basin and a mid level w.c.

Aqua paneling to the walls. Extractor fan. Power socket for an electric shaver. Chrome heated towel rail. Vinyl flooring.

## Externally

To the front of the property is a block-paved driveway providing off-road parking for two vehicles, along with an outside tap. Please note that a vehicle charging point is not included in the sale.

To the rear is a landscaped, low-maintenance garden featuring a paved patio, gravelled borders, and a secure steel shed.

## Additional Information

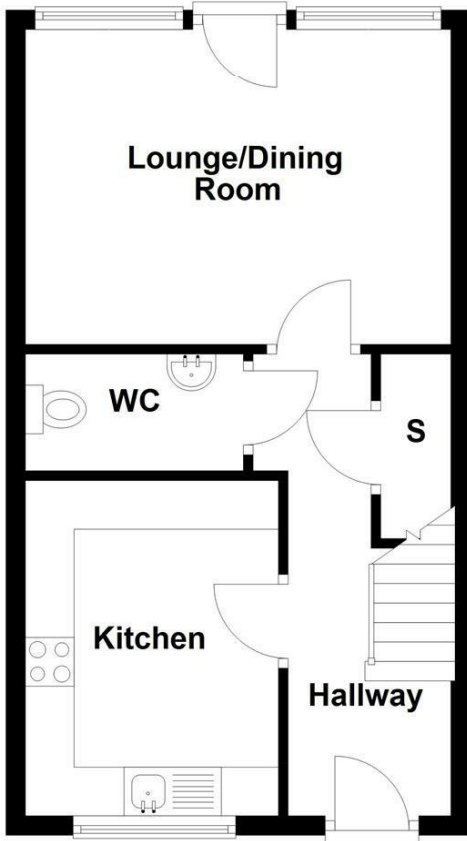
Freehold. Monthly Service Charge for Communal Areas : £20.00. Council Tax Band B.

Total Floor Area: 71 Square Meters / 764 Square Foot.

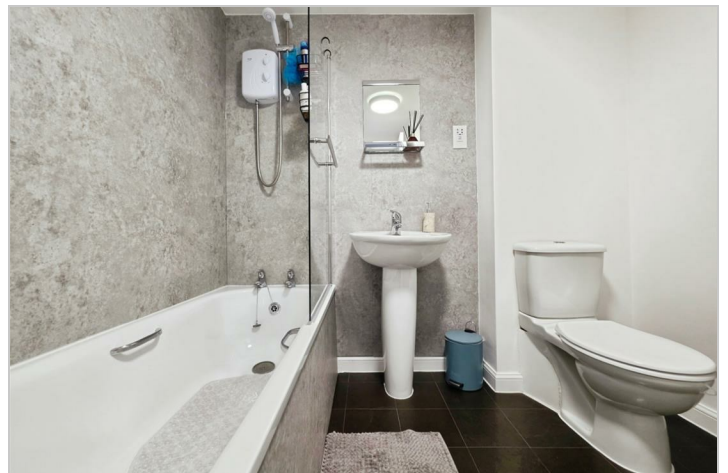
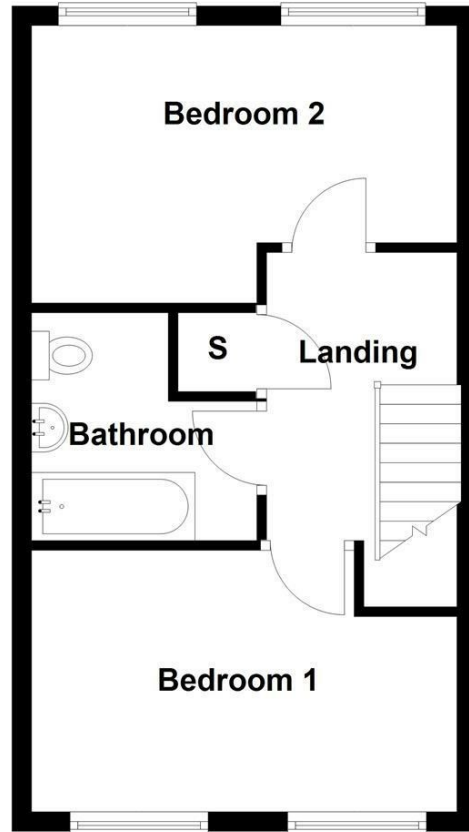
## Disclaimer

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**Ground Floor**



**First Floor**



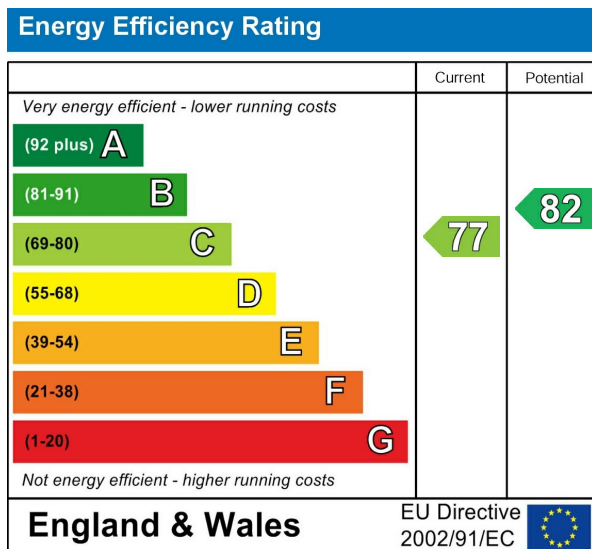
## Road Map



## 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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