



15 ZURICH AVENUE, BIDDULPH, STOKE-ON-TRENT, ST8 7FA

OFFERS IN EXCESS OF £250,000



STEPHENSON BROWNE

Situated on the highly sought-after Zurich Avenue development in Biddulph, this impressive four-bedroom townhouse offers flexible and modern living arranged over three floors, making it an ideal home for a wide range of buyers. Biddulph is a popular and well-established town, known for its community feel, surrounding countryside and excellent local amenities. The area benefits from good transport links to nearby towns and commuter routes, with rail services available in neighbouring areas, while a selection of well-regarded schools can be found close by, making it a great choice for families.

The property benefits from two allocated off-road parking spaces and, upon entering, you are welcomed into a spacious entrance hall providing access to a convenient downstairs WC. The modern kitchen features integrated appliances and offers ample space for a dining table, perfect for everyday family life. To the rear of the property is a generous lounge with French doors opening onto the garden, creating a bright and inviting living space.

The first floor hosts three well-proportioned bedrooms, with the fourth bedroom offering excellent flexibility as a home office or guest room, ideal for those working from home alongside a contemporary three-piece family bathroom. Occupying the entire second floor is the impressive master bedroom, which benefits from its own en suite and built-in storage.

Externally, the property continues to impress with secure allocated parking for two vehicles and a well-maintained rear garden, mainly laid to lawn with a paved patio area ideal for outdoor seating. The garden also features a wooden shed and gated rear access for convenient bin storage.

Don't miss the opportunity to view this fantastic home, offering space, versatility and a prime location, early viewing is highly recommended.



GROUND FLOOR

Entrance Hallway

External front entrance door, ceiling spotlights, carpet flooring, central heating radiator, power point, stairs to the first floor accommodation, providing access to further ground floor accommodation.

Kitchen/Diner

11'8" x 8'8"

Fitted modern kitchen comprising wall and base units with work surface over, stainless steel sink with double drainer and mixer tap, integrated eye level double oven, five ring gas hob and extractor over, integrated dishwasher and fridge freezer, ample power points, houses the boiler, tiled flooring, UPVC double glazed window to the front elevation, central heating radiator, ceiling spotlights.

Lounge

15'7" x 12'1"

UPVC double glazed window and French doors to the rear elevation, two ceiling light fittings, carpet flooring, two central heating radiators, under stair storage, ample power points.

WC

6'2" x 2'9"

Low level WC, hand wash basin with mixer tap and tiled splash back, central heating radiator, tiled flooring, ceiling spotlights, extractor fan.



FIRST FLOOR

Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, central heating radiator, stair to first floor accommodation, power points.

Bedroom Two

11'11" x 8'8"

UPVC window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, ample power points.



Bedroom Three

11'10" x 8'8"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, ample power points.

Bedroom Four

6'9" x 6'7"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, ample power points.

Bathroom

6'8" x 6'2"

Three piece suite comprising low level WC, hand wash basin with mixer tap and storage unit underneath, low level bath with mixer tap and shower attachment, tiled splash back, chrome heated towel rail, tiled flooring, ceiling spotlights, extractor fan.

SECOND FLOOR

Bedroom One

12'4" x 11'4"

UPVC double glazed window to the front elevation, ceiling light fitting, two central heating radiator, carpet flooring, built in storage cupboard, ample power points, direct access into the en suite.

En Suite

8'10" x 4'11"

Three piece suite comprising low level WC, hand wash basin with mixer tap, walk in mixer shower with tiled splash back and removable shower head, tiled flooring, chrome heated towel rail, shavers port, extractor fan. ceiling spotlights, Velux window.

Externally

Outside, the property offers secure allocated parking for two cars and a well-kept rear garden with a lawn and paved patio, ideal for outdoor seating. The garden also includes a wooden shed and gated rear access for bin storage.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note there is an annual communal maintenance charge of £198 per annum.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

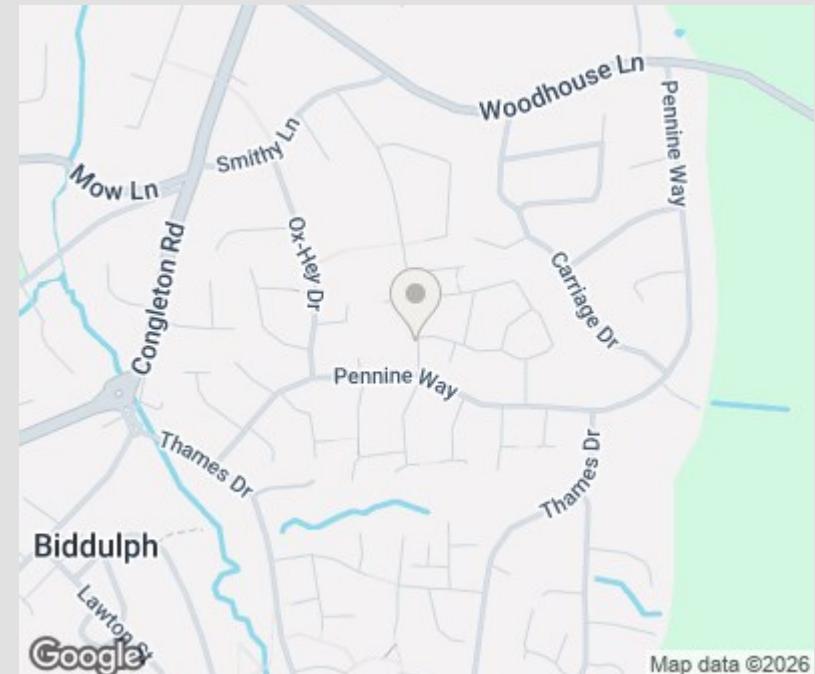
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Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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