



Zurich Avenue
Biddulph, ST8 7FA

- A DETACHED RESIDENCE
- WELL REGARDED LOCATION
- COMPRISING APPROX 88 SQM
- HALL, CLOAKS/W.C
- GOOD SIZED LOUNGE
- KITCHEN/DINING/FAMILY ROOM
- THREE BEDROOMS, ENSUITE
- UPVC D/GLAZING & GAS C/HEATING

£260,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a detached house with an appealing approx 88 SQM layout comprising, entrance hall, cloaks/w.c, kitchen/dining room, three bedrooms, ensuite and a family bathroom. Externally a forecourt to the frontage, an enclosed rear garden area, a brick garage. UPVC double glazing & gas central heating. The property is located within a recently constructed popular development with access to all amenities close by along with road and rail links. Lots of walkways and Biddulph Grange Country park is close by. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav with postcode ST8 7FA, the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a composite door. Stairs to the first floor, tile floor, radiator.



LOUNGE

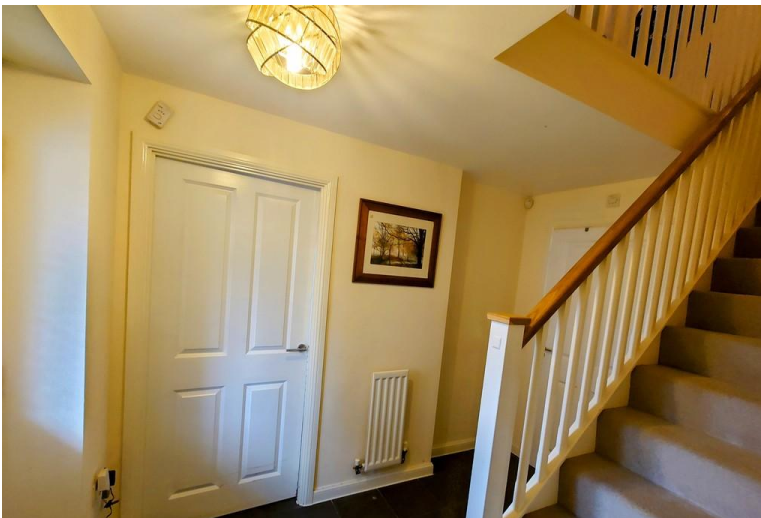
15' 5" x 10' 10" (4.7m x 3.3m)

Walk in bay windows to the front and a further window to the side elevation. Two radiators.

KITCHEN/DINER

15' 6" x 11' 7" (4.72m x 3.53m)

French doors to the rear elevation, window to the rear, bay window to the front. A range of wall and base units, one and a half bowl stainless steel sink with mixer taps, worksurface. Built in electric oven, gas hob, glass splash back behind, extractor over, Built in dishwasher and integral fridge freezer. Spotlights to the ceiling, tiled floor. Defined dining area. Radiator.



UTILITY ROOM

5' 5" x 7' 2" (1.65m x 2.18m)

Fitted worksurface and integral washing machine. Understairs cylinder cupboard. Tiled floor. Low level W.C.

FIRST FLOOR LANDING

Window to the front elevation. Access to the loft. Radiator. Doors to:

BEDROOM ONE

12' 1" x 9' 1" (3.68m x 2.77m)

Window to the front elevation. Built in wardrobe. Radiator. Door to:



ENSUITE

Window to the side elevation. Suite comprising: enclosed double shower cubicle, low level W.C, wash hand basin. Chrome towel radiator.

BEDROOM TWO

11' x 8' 5" (3.35m x 2.57m)

Window to the front elevation. Radiator.

BEDROOM THREE

11' x 6' 10" (3.35m x 2.08m)

Window to the rear elevation. Radiator.



BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)

Suite comprising: paneled bath, low level W.C, wash hand basin. Extractor fan, chrome towel rail.

GARAGE

17' 10" x 8' 11" (5.44m x 2.72m)

Up and over front door. Side entrance door.

EXTERNALLY



FRONT

Low maintenance garden laid to lawn shrub borders.

REAR

Fully enclosed garden laid to lawn. Paved patio. Tarmac driveway provides off road parking. A paved path leads to the garage.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Staffordshire Moorlands Council

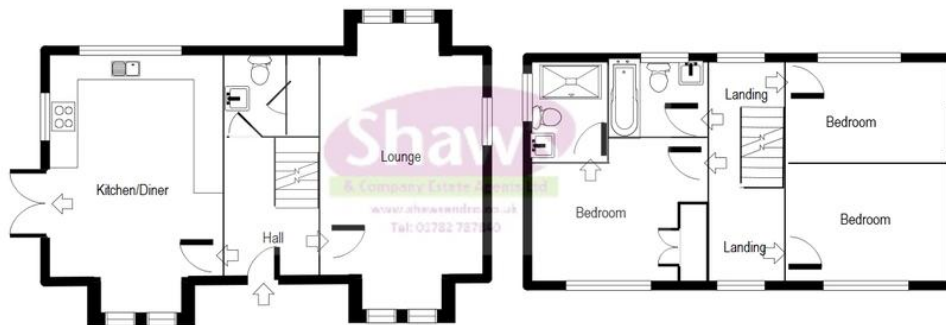
COUNCIL TAX BAND D

EPC RATING (PDF available online)

Current: 77C Potential: 89B







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements