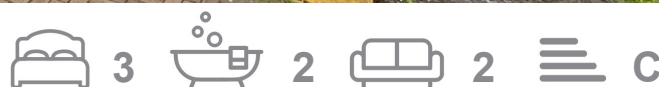




## 66 Geneva Way

Biddulph, ST8 7FE



### Offers in excess of £220,000

Carters are proud to welcome to the market this delightful townhouse offering a perfect blend of comfort and modern living, making it an ideal family home. The property boasts spacious accommodation spread over three well-designed floors.

Upon entering, you are welcomed on to the entrance hall with access to the ground floor W/C and stairs to the first floor. The heart of the home is the open plan kitchen and family room, which seamlessly flows into the beautifully landscaped rear garden, creating a wonderful space for family gatherings and outdoor enjoyment. The lounge also provides space for relaxation and entertaining.

This wonderful home features three generously sized bedrooms, ensuring that everyone has their own personal retreat. One of the bedrooms benefits from an en-suite bathroom, while a well-appointed family bathroom serves the other two rooms, catering to the needs of a busy household.

For those with vehicles, the property offers off-road parking, along with the added convenience of a garage. This feature is particularly valuable in a family home, providing both security and additional storage options.

Situated close to excellent schools and the town centre, this property is also just a short drive from the picturesque Biddulph Grange Country Park, perfect for leisurely walks and outdoor activities.

In summary, this townhouse on Geneva Way presents a wonderful opportunity for families seeking a spacious and well-located home in the Staffordshire Moorlands. With its modern amenities and proximity to local conveniences, it is a property not to be missed.



# 66 Geneva Way

Biddulph, ST8 7FE

Offers in excess of £220,000



## Entrance Hall

UPVC double glazed entrance door to the front elevation.  
Stairs to the first floor. Radiator. Tiled flooring.

## W/C

UPVC double glazed window to the front elevation.  
Recessed W/C. Pedestal wash hand basin. Radiator. Tiled splash backs. Tiled flooring. Space for a dryer.

## Kitchen/Family Room

20'9 x 14'11 (6.32m x 4.55m)

UPVC double glazed french patio doors with side windows to the rear elevation.  
A selection of modern fitted wall, drawer and base units. Work surfaces incorporating inset a one and a half bowl sink, with a drainer and mixer tap. Built in electric grill and gas oven. Four ring gas hob. Integrated washing machine, fridge/freezer and dish washer. Recessed ceiling down lighters. Two radiators. Breakfast bar. Built in under stairs storage and boiler cupboard. Tiled flooring.

## First Floor Landing

UPVC double glazed window to the front elevation.  
Radiator. Stairs to the second floor.

## Living Room

14'11 x 13'3 (4.55m x 4.04m)

Two UPVC double glazed window to the rear elevation.  
Two radiators. Television point.

## Bedroom Three

12'5 x 8'10 (3.78m x 2.69m)

UPVC double glazed window to the front elevation.  
Radiator.

## Second Floor Landing

Loft access which is partially boarded, lighting and pull down ladder.

## Bedroom One

13'4 x 9'1 (4.06m x 2.77m)

UPVC double glazed window to the rear elevation.  
Built in wardrobes. Radiator.

## En Suite

UPVC double glazed window to the front elevation.  
Fitted suite comprising of a shower enclosure. Pedestal wash hand basin. Recessed W/C. Recessed ceiling down lighters. Partially tiled walls. Tiled flooring.

## Bedroom Two

14'11 x 10'1 (4.55m x 3.07m)

UPVC double glazed window to the front elevation.  
Radiator.

## Bathroom

Modern fitted suite comprising of a panelled bath. Pedestal wash hand basin. Recessed W/C. Recessed ceiling down lighters. Partially tiled walls. Chrome heated ladder towel rail. Tiled flooring.

## Exterior

To the rear there is a landscaped south facing garden with a patio area, lawned garden, outside tap and power sockets. There are a selection of seasonal plants and shrubs with a gate that leads to the garage and off road parking.

## Garage

18'2 x 9'0 (5.54m x 2.74m)

## Additional Information

Freehold.  
Council tax band C.

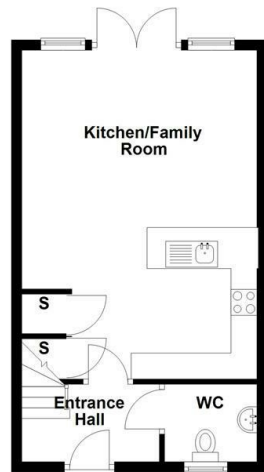
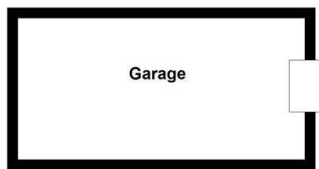
PROPERTY SIZE: APPROX: 1162 square feet / 108 square metres.

## Disclaimer

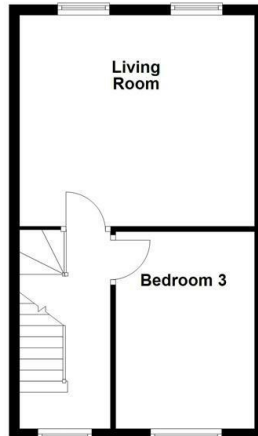
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment 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 advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

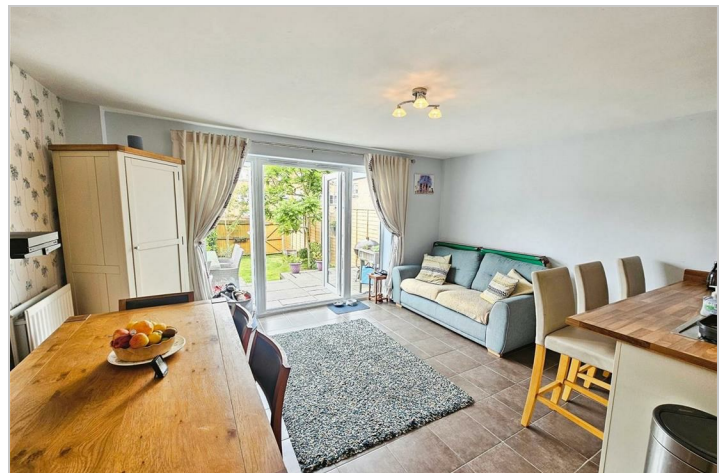
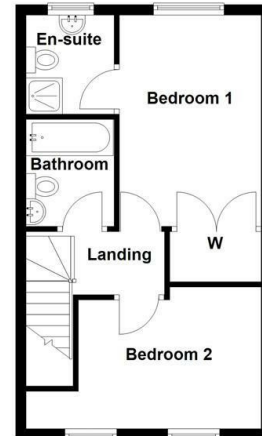
Ground Floor



First Floor



Second Floor





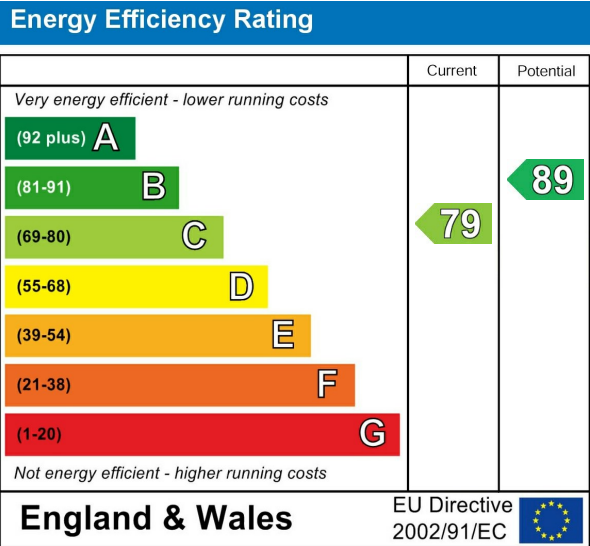
Road Map



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.