



## 14 Zurich Avenue

Biddulph, ST8 7FA

**Price £270,000**



Carters are pleased to present this meticulously refurbished end town house, finished to an exacting standard by the current owners. Offering expansive and elegant accommodation across three floors, this distinguished family home is situated in a highly desirable residential location, conveniently close to reputable schools and local amenities.

The ground floor comprises a contemporary dining kitchen, thoughtfully designed with a comprehensive range of eye- and base-level units, complemented by premium integrated appliances. The adjoining lounge is generously proportioned, featuring sophisticated wall paneling and uPVC double-glazed French doors that provide both abundant natural light and seamless access to the landscaped rear garden. A well-appointed cloakroom completes this level.

On the first floor, the landing provides access to three spacious bedrooms, with the second bedroom currently configured as a private cinema room. A modern family bathroom, fitted with a pristine white suite, serves this floor.

The master bedroom occupies the entire second floor, offering a serene retreat with built-in wardrobes, a stylish en-suite shower room, and a front-facing dormer window that enhances the space with natural light.

Externally, the rear garden is principally laid to lawn and incorporates an Indian stone patio, ideal for outdoor entertaining, complemented by a further decked area. The property is further enhanced by an attached garage and off-road parking for two vehicles.

This outstanding residence represents a rare opportunity to acquire a turn-key, elegantly presented family home. Early viewing is strongly recommended to fully appreciate the quality, space, and finish on offer.

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## Entrance Hallway

Composite double glazed entrance door to the front elevation. Stairs to the first floor. Radiator. LVT flooring in a parquet finish.

## Living Room

15'9" x 11'10" (4.80m x 3.61m)  
UPVC double glazed window to the rear elevation. UPVC double glazed French doors to the rear elevation leading to the rear garden. Under stairs storage cupboard. Feature wall paneling. Two radiators. LVT flooring in a parquet finish.

## Kitchen / Dining Room

12' x 8'9" (3.66m x 2.67m)  
UPVC double glazed window to the front elevation with a made to measure blind.  
Modern fitted kitchen having a range of wall, base and drawer units and laminate work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Built in electric double oven / grill. Built in five ring gas hob with a built in extractor hood over. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Recessed ceiling down lighters. Radiator. LVT flooring in a parquet finish.

## Cloakroom / W.C

Pedestal wash hand basin with a tiled splash back. Mid level w.c. Extractor fan. Radiator. Fitted shelving. LVT flooring in a parquet finish.

## Stairs to First Floor

Radiator.

## Bedroom Two

12' x 8'9" (3.66m x 2.67m)  
UPVC double glazed window to the front elevation with a made to measure fitted blind.  
Radiator.

## Bedroom Three

12' x 8'9" (3.66m x 2.67m)  
Currently used as a cinema room. UPVC double glazed window to the rear elevation.  
Radiator.

## Bedroom Four

6'10" x 6'9" (2.08m x 2.06m)  
UPVC double glazed window to the rear elevation with made to measure blinds.

Fitted shelving. Radiator. Laminate flooring.

## Family Bathroom

UPVC double glazed window to the front elevation.  
Modern three piece bathroom suite comprising of; a panel bath with a hand held shower attachment, pedestal wash hand basin and a mid level w.c.  
Partially tiled walls. Extractor fan. Recessed ceiling down lighters. Chrome heated towel rail. Tiled flooring.

## Stairs to Second Floor

Airing cupboard.

## Bedroom One

13'3" x 12'7" (4.04m x 3.84m)  
UPVC double glazed window to the front elevation with a made to measure fitted blind.

Access to the loft. Built in storage cupboard. Radiator.

## En Suite

Velux roof light. Modern three piece suite comprising of; a shower cubicle, pedestal wash hand basin and a mid level w.c. Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Chrome heated towel rail. Tiled flooring.

## Garage

17'9" x 9' (5.41m x 2.74m)  
Up and over garage door to the front elevation. UPVC double glazed entrance door to the rear elevation. Power and lighting.

## Externally

To the front of the property, a spacious driveway provides convenient off-road parking for two vehicles and leads directly to the garage, while an external tap adds practical everyday ease.

To the rear, the property truly shines with a beautifully landscaped, generously sized garden—perfect for modern family living and entertaining. Featuring an elegant Indian stone patio ideal for al fresco dining, a well-kept lawn for children or pets, and a stylish timber decking area for relaxing or hosting guests, this impressive outdoor space offers something for everyone.

## Additional Information

Freehold. Annual service charge of £270 PA.

Total Floor Area: 1033 Square Foot /

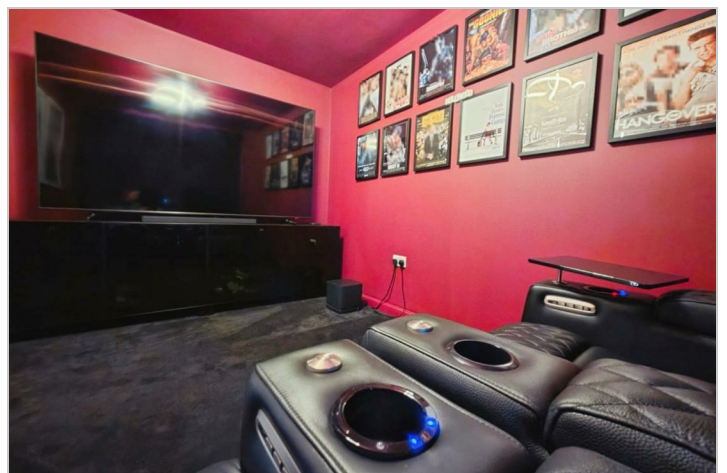
96 Square Meters.

Council Tax Band C.

## Disclaimer

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Tel: 01782 470391



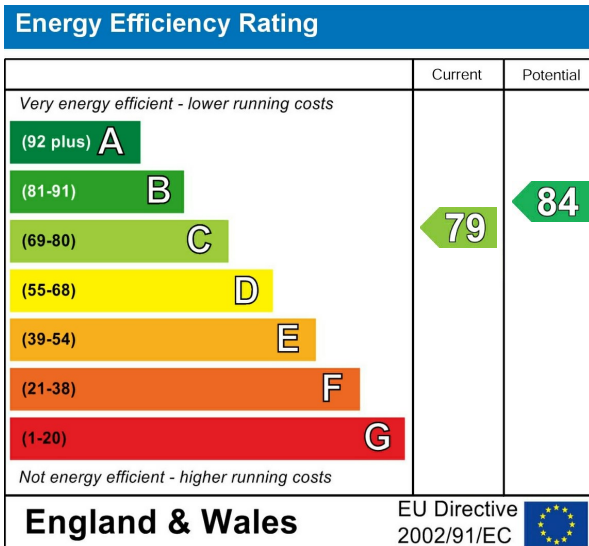
## Road Map



## 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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