



## 4 Fairfax Close, Biddulph, Stoke-On-Trent, ST8 6ER

£95,000

- Purpose-Built Ground Floor Apartment
- Good-Sized Double Bedroom
- Allocated Parking Plus Visitor Parking
- Ground Floor Setting – Ideal For Those With Impaired Mobility
- Spacious Bay-Fronted Lounge With Garden Views
- Modern Three-Piece Bathroom Suite
- Secure Intercom Entry System
- Well-Presented Kitchen With Dining Space
- Attractive And Well-Maintained Communal Gardens
- Convenient Town Centre Location

## 4 Fairfax Close, Stoke-On-Trent ST8 6ER

Situated within a popular and well maintained purpose built development close to Biddulph town centre, this spacious one bedroom ground floor apartment offers a practical and affordable home in a convenient location. The standout feature is the bay-fronted lounge, which enjoys pleasant views across the landscaped floral communal gardens.



Council Tax Band: A



The accommodation includes a fitted kitchen with space for dining, a double bedroom, and a bathroom with a modern white suite. Outside, the communal gardens are attractively maintained, with allocated parking for residents and additional guest spaces available.

With its accessible ground floor position, ideal for those with impaired mobility & secure intercom entry, and close proximity to local shops, transport links, and amenities, this apartment is ideally suited to first-time buyers, downsizers, investors or those looking for an affordable alternative to a bungalow. Offered with no upward chain.

#### **Inner Residential Hall**

Entrance hall having a timber front entrance door with telephone intercom system, alarm controls, cupboard housing hot water cylinder with linen storage.

#### **Bedroom One**

14'6" x 8'0"

Having a Upvc double glazed window to the front aspect, wall mounted electric heater.

#### **Lounge**

16'10" x 10'5"

Having a walk-in Upvc double window to the front aspect overlooking the floral communal gardens. Upvc double glazed window to the side aspect, electric heater. TV point.

#### **Dining Kitchen**

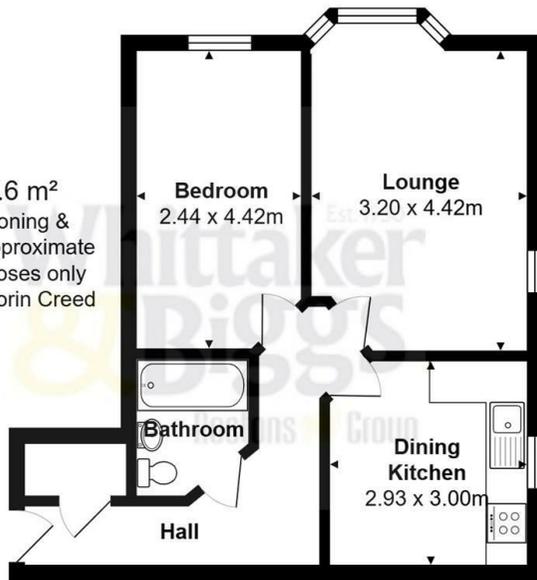
9'6" x 9'10"

Having a range of wall mounted cupboard & base unit with a fitted worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over. Integral electric combination oven and grill with separate ceramic hob and extractor fan over. plumbing for washing machine, space for freezer. Space for dining table and chairs, electric heater, Upvc double glazed window to the side aspect. Wood effect vinyl flooring.

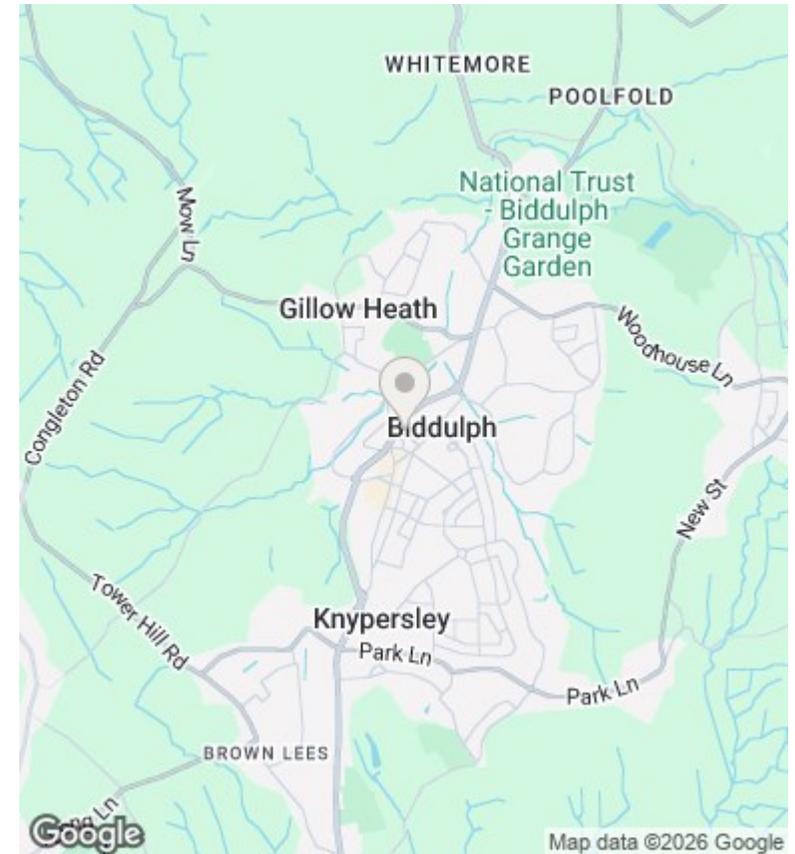




Total Area: 47.6 m<sup>2</sup>  
 All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed



Ground Floor



## Directions

## Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC