



17 Geneva Way, Biddulph, Stoke-On-Trent, ST8 7FE

£270,000

- Four Bedroom Three Storey End Terrace
- Ground Floor WC
- Master Suite With En-Suite To Second Floor
- No Upward Chain
- Spacious Lounge
- Three Well-Proportioned Bedrooms To First Floor
- Low-Maintenance Tiered Garden
- Modern Fitted Kitchen With Breakfast Bar
- Modern Family Bathroom
- Driveway To Side Of Property

17 Geneva Way, Stoke-On-Trent ST8 7FE

****REDUCED BY £10,000**** Situated on the ever-popular Thames Drive estate, this impressive four-bedroom end-terrace property offers spacious and versatile accommodation set over three well-appointed floors, making it an ideal purchase for growing families.



Council Tax Band: C



The ground floor welcomes you with a bright entrance hallway leading through to a generously sized lounge, perfect for both relaxing and entertaining. To the front there is a modern fitted kitchen featuring a practical breakfast bar and ample cupboard space, making it an excellent hub for day-to-day family life. A convenient ground floor WC completes this level.

To the first floor are three well-proportioned bedrooms alongside a contemporary family bathroom, providing flexible space for children, guests, or a home office.

Occupying the entire second floor is a superb master suite, offering a private retreat complete with an en suite shower room.

Externally, the property benefits from a low-maintenance, tiered rear garden, ideal for outdoor dining and leisure. To the side, there is a driveway providing off-road parking for two vehicles.

The property is ideally located close Biddulph town centre, leisure centre and a range of well-regarded local schools, making it particularly attractive to families.

With its sought-after location, spacious layout, and family-friendly accommodation, this is a fantastic opportunity not to be missed. Early viewing is highly recommended.

This property is offered for sale with no upward chain.

Entrance Hall

Composite front entrance door, stairs to first floor landing, access to ground floor W/C, radiator.

Kitchen

8'8" x 12'0"

Built in white gloss cupboards and base units with fitted worksurface over, gas hob with extractor fan over, one and a half bowl stainless steel sink with mixer tap over, UPVC double glazed window to front aspect, breakfast bar, integrated combination oven, integrated fridge/ freezer, and integrated dishwasher. Tiles to floor.

Living Room

11'10" x 14'0"

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden, radiator.

First Floor Landing

Stairs to second floor, radiator.

Bedroom Four

6'9" x 6'10"

UPVC double glazed window to rear aspect, radiator.

Bedroom Three

12'1" x 8'7"

UPVC double glazed window to rear aspect, radiator.

Bedroom Two

8'10" x 12'0"

UPVC double glazed window to front aspect, radiator.

Family Bathroom

6'9" x 6'3"

Three piece suite comprising of bath with stainless steel mixer tap and detachable shower head over, w/c, wash hand basin with stainless steel mixer tap over, and chrome towel radiator. Part tiled walls and tiles to floor.

Second Floor Landing

Airing cupboard

Master Suite

12'6" x 10'2"

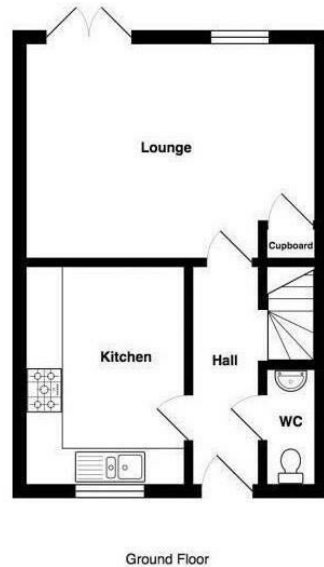
UPVC double glazed window to front aspect, built-in alcove storage, radiator, access to en-suite.

En-Suite

WC, wash hand basin with stainless steel mixer tap over, shower cubicle with glass doors having stainless steel detachable shower head, UPVC double glazed window to ceiling.







Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		