



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

£225,000

- Beautifully Presented Three Bedroom Home
- Spacious Open Plan Kitchen And Lounge Area
- Stylish Family Bathroom
- Driveway Providing Off-Road Parking
- Ideal For First-Time Buyers, Young Families Or Downsizers
- Lounge Having French Doors Opening Onto The Garden
- Enclosed Rear Garden
- Bright And Welcoming Entrance Hall With Fitted Storage
- Three Well-Proportioned Bedrooms
- Detached Garage

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

This beautifully presented three-bedroom home offers stylish and modern accommodation throughout, ideal for first-time buyers, young families or those looking to downsize without compromise.



Council Tax Band: B



The property benefits from a bright and welcoming entrance hall with bespoke fitted storage, leading through to a spacious open plan kitchen and lounge area designed perfectly for modern living. The contemporary kitchen is fitted with a range of modern units together with integrated appliances, recessed LED lighting and a superb breakfast bar providing seating for up to four people, creating an excellent social and entertaining space.

The lounge area enjoys a light and airy feel with French doors opening directly onto the rear garden, allowing plenty of natural light and seamless indoor-outdoor living.

To the first floor are three well-proportioned bedrooms together with a stylish family bathroom fitted with contemporary suite and shower over bath.

Externally, the property enjoys a beautifully maintained enclosed rear garden being mainly laid to lawn with paved seating area, raised planted borders and rear gated access leading directly through to the detached garage and driveway parking.

Further benefits include UPVC double glazing, gas central heating and a highly sought-after residential location.

Entrance Hall

Having a UPVC double glazed front entrance door with central glazed panel, bespoke fitted shelving and shoe storage unit with panelled walls and hanging hooks. Laminate flooring continuing through to the lounge.

Ground Floor Cloakroom

Having panelled walls, radiator and tiled flooring. White wash hand basin and matching low-level WC.

Open Plan Kitchen & Lounge

25'11" x 14'9"

The kitchen area is fitted with a range of modern wall and base cupboards with oak-effect work surfaces over, incorporating a stainless steel one and a half bowl sink unit with flexi mixer tap. Integral electric combination oven and grill with separate gas hob and stainless steel chimney-style extractor fan over. Under-cupboard lighting, integral washing machine, integral fridge and separate freezer, plus integral dishwasher. UPVC double glazed window to the front aspect and tiled flooring.

Fitted breakfast bar incorporating storage and seating for up to four people. Recessed LED lighting to the ceiling.

The adjoining lounge area has oak-effect laminate flooring, radiator and UPVC double glazed French doors with full-length glazed side panels leading to the rear garden. Understairs storage cupboard and turning staircase leading to the first floor landing.

First Floor Landing

Having access to loft space and storage cupboard.

Family Bathroom

Having a panelled bath with fitted shower screen and mixer tap shower over, tiled splashbacks, WC with concealed cistern and inset flush controls, pedestal wash hand basin with chrome fittings and built-in tiled shelving. Chrome heated towel radiator, tiled flooring, UPVC double glazed obscured window to the front aspect, recessed LED lighting and extractor fan to ceiling.

Bedroom One

14'7" x 8'1"

Having a UPVC double glazed window to the rear aspect, radiator and built-in wardrobes to one wall with oak-effect doors and central mirrored door. Feature panelled wall and wall-mounted thermostat.

Bedroom Two

10'10" x 8'2"

Having a UPVC double glazed window to the front aspect and radiator.

Bedroom Three

9'0" x 6'3"

Having a UPVC double glazed window to the rear aspect overlooking the gardens and radiator.

Outside

To the rear, the property enjoys a well-maintained enclosed garden being mainly laid to lawn with paved patio seating area adjoining the property. Attractive raised flower and shrub borders provide a good degree of colour and privacy, with fenced boundaries to both sides and brick walling to the rear.

A stepped pathway leads to the rear access gate, providing direct access through to the detached garage and driveway parking area located to the rear of the property. Ideal for secure parking and practical day-to-day access.

Detached Garage & Parking

Located to the rear of the property is a detached garage with up and over door, together with additional driveway parking.





Directions

Viewings

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

Council Tax Band

B



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