



PRIORITY
PROPERTY SERVICES



3 Bedrooms. Link Detached Family Home With Great Views Over Towards The Biddulph Valley & Within A Popular Cul-De-Sac Location For Schools & Local Amenities. Ground Floor W.C. Lounge Diner & B/Fast Kitchen. Enclosed Garden.



11 Tame Close Biddulph ST8 7HH

£185,000

ENTRANCE HALL

uPVC double glazed door and window towards the front elevation. Panel radiator. Stairs allowing access to the first floor. Coving to the ceiling with ceiling light point. Useful door to under stairs store cupboard for cloaks etc. Further door to the link attached garage

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with chrome coloured hot and cold taps and tiled splash back. Ceiling light point. uPVC double glazed frosted window to the front elevation.

'L' SHAPED BREAKFAST KITCHEN 11' 10" x 11' 6" maximum into the recess x 8'5" (3.60m x 3.50m)

Range of quality fitted eye and base level units, base units having work surfaces above and attractive tiled splash backs. Various power points across the work surfaces with down lighting. Stainless steel one and half bowl sink unit with drainer and mixer tap. Ample space for slide-in electric cooker with circulator fan/light above. Plumbing and space for an automatic washing machine. Cupboard housing the wall mounted (Glow-Worm Space Saver) gas central heating boiler. Breakfast bar. Good selection of drawer and cupboard space, including a fridge into the base unit. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing excellent views across the 'Biddulph Valley', towards 'Mow Cop'.

'L' SHAPED LOUNGE DINER (To The Rear Elevation) 18' 2" x 12' 0", narrowing to 10' in the dining area (5.53m x 3.65m)

'Living Flame' gas fire. Television point. Two panel radiators. Low level power points. Coving to the ceiling with both wall and ceiling light points. Door allowing access to the entrance hall. Two uPVC double glazed windows allowing pleasant views over the rear landscaped garden.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor entrance hall. Coving to the ceiling with ceiling light point. Panel radiator. Low level power point. Cylinder cupboard with slatted shelf above.

BEDROOM ONE 11' 10" maximum into the wardrobe x 9' 8" maximum (3.60m x 2.94m)

Quality, selection of built in wardrobes with double opening doors and side hanging rails. Matching bedside cabinets and shelving. Over-bed storage. Built in drawer set. Loft access point. Entrance recess area. Panel radiator. uPVC double glazed window allowing fantastic panoramic views of the 'Biddulph Valley', over towards 'Mow Cop' and 'Congleton Edge' on the horizon.

BEDROOM TWO 11' 10" x 9' 10" (3.60m x 2.99m)

Small entrance recess area. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views of the garden and views up towards 'Biddulph Moor' on the horizon.

BEDROOM THREE 9' 0" x 8' 0" (2.74m x 2.44m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear allowing views of the rear garden and pleasant views up towards 'Biddulph Moor' on the horizon.

FAMILY BATHROOM 8' 0" x 6' 0" (2.44m x 1.83m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Panel bath with chrome coloured hot and cold taps and (Triton) modern electric shower over the bath with shower rail and curtain. Part tiled splash backs. Ceiling light point. Extractor fan. Panel radiator. uPVC double glazed frosted window to the front elevation.

EXTERNALLY

The property is approached via a flagged driveway allowing off road parking and easy vehicle access to the garage at the side. Garden is mainly laid to lawn with well kept flower and shrub borders. Lantern reception light.

ATTACHED GARAGE (Former Carport Area) 22' 0" in length x 9' 0" approximately (6.70m x 2.74m)

Up-and-over door to the front. Power and light. Water tap. Double glazed window and solid door allowing access to the rear garden.

REAR ELEVATION

Garden is mainly laid to lawn with a good size flagged patio area. Hard standing for timber shed. Well kept flower and shrub borders. Timber fencing forms the boundaries.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. Turn right at the roundabout and left at the mini roundabout onto 'Thames Drive'. From 'Thames Drive' turn first left onto Pennine Way, then 1st right into 'Tame Close'. The property can be clearly identified by our 'Priory Property Services' board on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Energy Performance Certificate HM Government

11, Tame Close, Biddulph, STOKE-ON-TRENT, ST8 7HH

Dwelling type: Detached house Reference number: 9648-1086-7208-5298-7934
 Date of assessment: 14 August 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 28 August 2018 Total floor area: 81 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,180
Over 3 years you could save	£ 1,137

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 168 over 3 years	You could save £ 1,137 over 3 years
Heating	£ 2,307 over 3 years	£ 1,662 over 3 years	
Hot Water	£ 552 over 3 years	£ 213 over 3 years	
Totals	£ 3,180	£ 2,043	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

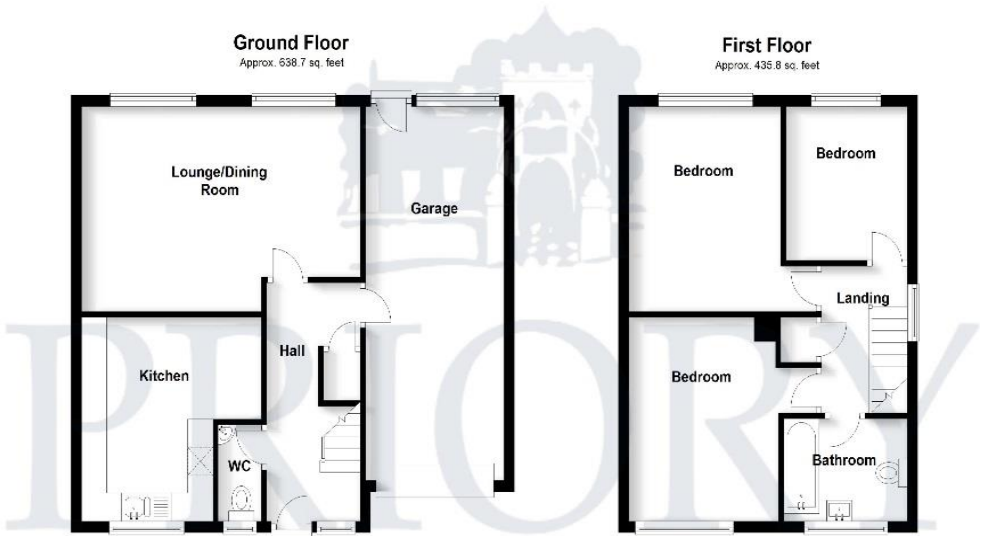
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 81
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 195
3 Low energy lighting for all fixed outlets	£45	£ 126

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



Total area: approx. 1074.5 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.