



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Spacious Detached Family Home Within The Popular Village Of 'Biddulph Moor'. Ent. Porch. Lounge & Dining Area. Fitted Kitchen, Utility & W.C. Master Bed With En-Suite & F. Floor Family Bathroom. Integral Garage. Gardens.



14b Wraggs Lane Biddulph Moor ST8 7LX

£199,950

ENTRANCE PORCH

uPVC double glazed windows to either side and uPVC double glazed door to the front elevation. Timber door allowing access into the lounge.

LOUNGE 14' 6" maximum x 12' 8" (4.42m x 3.86m)

'Living flame gas fire' set in an attractive timber effect surround with 'marble effect' inset and hearth. Television and telephone points. Modern fitted carpet that continues into the dining area. Open spindle staircase to the first floor. Wall and ceiling light points. Panel radiator with thermostatic control. Archway leading into the dining room. uPVC double glazed window towards the front elevation.

DINING AREA 9' 4" x 8' 2" (2.84m x 2.49m)

Modern fitted carpet that continues into the lounge area. Panel radiator with thermostatic control. Low-level power points. Ceiling light point. Archway leading into the lounge and door to the kitchen. uPVC double glazed, double opening 'French doors' allowing access and views to the garden at the rear.

KITCHEN 9' 4" x 7' 6" (2.84m x 2.29m)

Range of modern fitted eye and base level units, base units having work surfaces over and matching up stands with attractive tiled splash backs. One and half bowl sink unit with drainer and mixer tap. Ample space for slide in electric cooker. Space for free standing fridge or freezer. Panel radiator with thermostatic control. Ceiling light point. Door to utility. uPVC double glazed window towards the rear garden.

UTILITY ROOM/W.C 9' 4" x 4' 8" (2.84m x 1.42m)

Low level w.c. Wash hand basin with tiled splash back. Wall unit. Plumbing and space for an automatic washing machine and space for dryer. Ceiling light point. Floor mounted (Worcester) oil central heating boiler. uPVC double glazed frosted window to the rear. Door allowing access to the garage.

INTEGRAL GARAGE 16' 8" x 8' 2" at its widest point (5.08m x 2.49m)

Up and over door to the front elevation. Panel radiator with thermostatic control. Power and light. Water point.

FIRST FLOOR**LANDING**

Panel radiator. Low level power point. Loft access point. Doors to principal rooms.

BEDROOM ONE 12' x 11' 4" minimum (3.66m x 3.45m)

Panel radiator with thermostatic control. Low level power points. Recess ideal for wardrobes. Ceiling light point. Door allowing access to the en-suite. uPVC double glazed window to the front elevation.

EN-SUITE SHOWER/W.C.

Comprising of a low level w.c. and pedestal wash hand basin. Tiled wall. Shower cubicle with wall mounted (Triton) electric shower and tiled walls. Extractor fan. Ceiling light point. Shaving light and point.

BEDROOM TWO 10' x 9' 6" (3.05m x 2.9m)

Panel radiator with thermostatic control. Low level power point. Ceiling light point. Entrance recess area. uPVC double glazed window allowing pleasant views to the garden and views to 'Mow Cop' on the horizon.

BEDROOM THREE 10' 10" x 6' 8" (3.3m x 2.03m)

Panel radiator with thermostatic control. Telephone point. Ceiling light point. uPVC double glazed window allowing views to the rear garden and views over towards 'Mow Cop' on the horizon

BATHROOM

Three piece 'white' suite comprising of low level w.c. and wash hand basin with chrome coloured taps. Panel bath with hot and cold chrome coloured taps. Chrome coloured mixer shower over the bath with shower screen and tiled splash back. Ceiling light point. Panel radiator. uPVC double glazed frosted window to the front elevation.

EXTERNALLY

The property is approached via a sweeping tarmac driveway allowing off road parking for 1 to 2 vehicles with easy access to the integral garage. Pedestrian access at one side to the rear.

REAR ELEVATION

The rear has elevated stone effect flagged patio area which enjoys the majority of midday to later evening sun. Attractive wrought iron railings to one part of the patio. Garden is mainly laid to lawn with timber fencing forming the boundaries. Reception light.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass to Knypersley Traffic lights. Turn left at the traffic lights onto 'Park Lane', continue up over the mini roundabout to 'Biddulph Moor'. Once in 'New Street' turn 1st right after the 'Rose and Crown' Public House onto 'Wraggs Lane', continue down where the property can be clearly identified by our 'Priory Property Services' board on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		71	(69-80) C
(55-68) D	65		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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<http://www.epc-graph.com>

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.