



PRIORITY
PROPERTY SERVICES



5 Bedrooms. A Fabulous Modern Detached Property Offering Larger Than Average Family Accommodation Over Three Levels & Within A Short Walking Distance Of Reputable Schools. Pitched Roof Single Garage & Pleasant Landscaped Gardens.



27 Geneva Way Biddulph ST8 7FE

£284,995

RECEPTION HALL

Double glazed quality door towards the front elevation. Quality 'timber effect' laminate flooring. Panel radiator. Low level power points. Attractive turn flight stairs allowing access to the first floor and beyond. Ceiling light point. Doors to principal rooms.

UNDER STAIRS STORE CUPBOARD

Door to large walk-in under stairs store cupboard, ideal for cloaks. Ceiling light point. Quality 'timber effect' laminate flooring.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Tiled splash back. Tiled floor. Panel radiator. Wall mounted (Potterton) gas central heating boiler. Ceiling light point. uPVC double glazed frosted window to the front elevation.

BREAKFAST KITCHEN 18' 0" x 8' 10" (5.48m x 2.69m)

Quality selection of 'high gloss' fitted eye and base level units, base units having 'timber effect' work surfaces above with matching upstands. Attractive tiled splash backs. Stainless steel (Leisure) one and half bowl sink unit with drainer and mixer tap. Built in (Hotpoint) five ring stainless steel effect gas hob with (Hotpoint) stainless steel effect extractor fan/light above. Built in stainless steel effect (Hotpoint) electric double oven at eye level. Built in (Indesit) fridge and freezer. Excellent selection of drawer and cupboard space. Built in (Indesit) dishwasher. Built in (Indesit) washing machine. Quality polished tiled floor. Panel radiator. Inset ceiling lights towards the kitchen area. Towards the dining area there are two feature timber sky-light windows to the rear elevation. uPVC double glazed, double opening 'French doors' with large side panel windows, allowing pleasant views and easy access to the rear landscaped garden.

THROUGH LOUNGE DINING ROOM 26' 8" x 12' 2", narrowing to 8'5" (8.12m x 3.71m)

Three panel radiators. Various low level power points. Both television and telephone points. Various ceiling light points. Door allowing access to the reception hall. uPVC double glazed window towards the front elevation. uPVC double glazed, double opening 'French doors' with large side panel windows allowing easy access and views to the pleasant landscaped rear garden.

FIRST FLOOR - LANDING

Open spindle turn flight staircase allowing access to both the ground floor reception hall and second floor landing. Ceiling light point. Low level power point. Doors to principal rooms, one door allowing access to the large (Megaflo) hot water pressurized cylinder. Door allowing access to a useful linen cupboard.

MASTER BEDROOM 13' 6" x 12' 4" (4.11m x 3.76m)

Panel radiator with thermostatic control. Various low level power points. Recess, ideal for dressing table, (if required). Built in wardrobes with double opening doors, side hanging rail and storage shelf above. Ceiling light point. Door allowing access to the en-suite. uPVC double

glazed window to the rear allowing pleasant views of the garden and views down towards 'Mow Cop' on the horizon.

EN-SUITE 6' 6" x 6' 6" square (1.98m x 1.98m)

Modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap, fitted shelf and mirror above. Shaving point. Glazed shower cubicle with tiled back walls and chrome coloured mixer shower. Attractive tiled floor. Part tiled walls. Extractor fan. Chrome coloured panel radiator. Inset ceiling lights.

BEDROOM FOUR 13' 6" x 9' 2" (4.11m x 2.79m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window allowing pleasant views of the rear.

BEDROOM FIVE 12' 6" x 6' 2" (3.81m x 1.88m)

Panel radiator. Low level power points. Ceiling light point. Two uPVC double glazed windows towards the front elevation.

FAMILY BATHROOM 8' 10" x 6' 2" approximately (2.69m x 1.88m)

Modern three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and shower attachment. Attractive part tiled walls and floor. Inset ceiling lights. Chrome coloured towel radiator. Extractor fan. uPVC double glazed frosted window towards the front elevation.

SECOND FLOOR - LANDING

Open spindle turn flight staircase allowing access to the first floor. Ceiling light point. Useful recess into the bay (ideal for study area, if required). Panel radiator. Low level power points. uPVC double glazed window to the front allowing pleasant, partial views up towards 'Biddulph Moor' on the horizon. Doors to principal rooms.

BEDROOM TWO 10' 8" excluding the entrance recess area x 10' 6" excluding the walk-in bay (3.25m x 3.20m)

Panel radiator. Various low level power points. Television point. Built in wardrobe with side hanging rail and storage shelf above. Ceiling light point. Attractive walk-in bay with uPVC double glazed window to the front allowing partial views up towards 'Biddulph Moor' on the horizon.

BEDROOM THREE 12' 8" x 9' 4" (3.86m x 2.84m)

Panel radiator. Low level power points. Ceiling light point. Loft access point. Two timber double glazed sky-light windows to the rear with fitted blinds, allowing excellent views of the 'Biddulph Valley', down towards 'Biddulph', 'Gillow Heath', 'Mow Cop' and 'Congleton Edge' on the horizon.

SECOND FAMILY BATHROOM 10' 0" maximum into the shower x 8' 10" (3.05m x 2.69m)

Low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Quality half tiled walls and floor. Large double shower cubicle with chrome coloured mixer shower, tiled walls and glazed sliding door. Chrome coloured towel radiator. Inset ceiling lights. Extractor fan. Timber double glazed sky-light window to the rear with fitted blind, allowing excellent views towards the 'Biddulph Valley' and 'Mow Cop'.

EXTERNALLY

The property is approached via an established low level boundary hedge with flagged pedestrian access to the front and low maintenance shrubs. Reception lighting. Further flagged pathway down the left hand side allows easy pedestrian gated access to the rear. To the right there is a tarmac driveway allowing off road parking for approximately 2 vehicles, plus easy vehicle access to the garage. Outside water tap.

ATTACHED GARAGE 18' 0" x 9' 0" at its widest point (5.48m x 2.74m)

Pitched roof construction with up-and-over door to the front elevation. Storage space in the loft. Power and light.

REAR ELEVATION

Good size flagged patio edged in block pavers surrounding both the lounge and kitchen. Security lighting. Outside water tap. Metal double glazed door allowing access to the attached pitched roof garage. Gated access down one side to the front. Rear garden is mainly laid to lawn and surrounded by low maintenance shrub borders. Timber fencing forms the boundaries. Garden enjoys the majority of the mid-day to later evening sun.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass through the traffic lights. At the roundabout turn right and then left onto 'Thames Drive'. Turning first left onto Pennine Way, continue along towards the top and turn left onto the 'Bovis Homes' site. (Geneva Way). Continue along to where the property can be clearly identified via our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.

FREEHOLD & NHBC GUARANTEE

Freehold property. Property has NHBC guarantee remainder of a 10 year guarantee - property built in 2013.

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Energy Performance Certificate

27, Geneva Way, Biddulph, STOKE-ON-TRENT, ST8 7FE

Dwelling type: Detached house Reference number: 8404-4411-1239-8007-9873
 Date of assessment: 09 August 2013 Type of assessment: SAP, new dwelling
 Date of certificate: 09 August 2013 Total floor area: 166 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:	£ 1,947
Over 3 years you could save	£ 108

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	
Heating	£ 1,410 over 3 years	£ 1,410 over 3 years	
Hot Water	£ 312 over 3 years	£ 204 over 3 years	
Totals	£ 1,947	£ 1,839	

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
Not energy efficient - higher running costs	(1-20) G	

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.

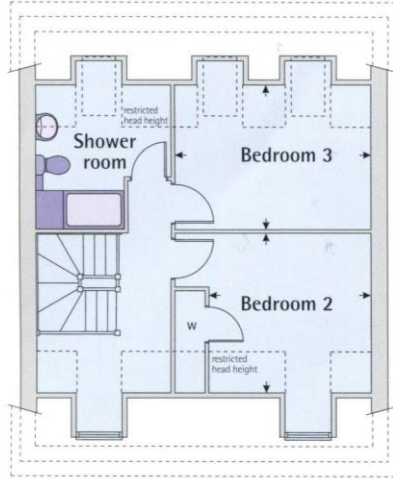
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

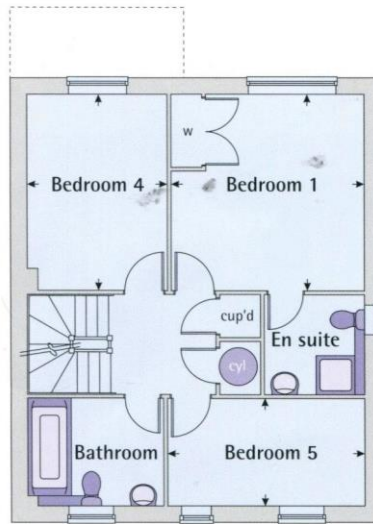
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 108
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 699

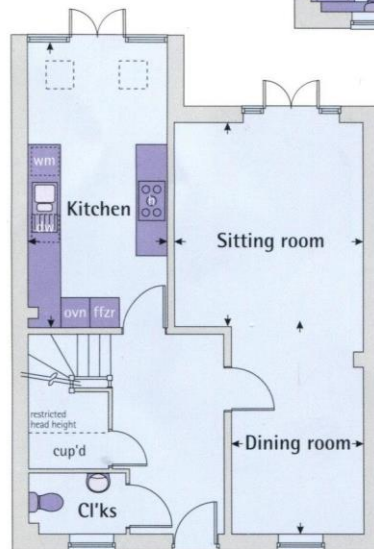
The Francis



Second floor



First floor



Ground floor