



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Semi Detached Family Home With Ample Off Road Parking & Enclosed Garden To Rear. Through Lounge/Dining Room. Modern Fitted Kitchen. First Floor Modern Shower Room. No Upward Chain. Viewing Highly Recommended.**



64 Duke Street Biddulph ST8 7DE

£129,950

**GROUND FLOOR****ENTRANCE HALL**

uPVC double glazed door to the front elevation. Turn flight stairs to the first floor. uPVC double glazed window to the side. Door to ground floor w.c.

**GROUND FLOOR W.C.**

Low level w.c. Wash hand basin with chrome coloured hot and cold taps and tiled splash back. Vinyl flooring. Panel radiator. Ceiling light point.

**THROUGH LOUNGE/DINING ROOM ('L' Shaped) 17' 10" x 15' 4", narrowing to 9'2" (5.44m x 4.67m)**

'Living Flame' gas fire set in an attractive modern surround with 'marble effect' hearth and inset. Television and telephone points. Two panel radiators. Coving to the ceiling with ceiling light points. uPVC double glazed windows to both front and rear elevations. Doors allowing access to both the breakfast kitchen and entrance hall.

**KITCHEN 12' x 8' 6" (3.66m x 2.59m)**

Range of modern fitted eye and base level units, base units having built in electric (Diplomat) hob with stainless steel effect (Hotpoint) extractor fan/light above. Stainless steel effect (Diplomat) double electric oven and grill below. Wall mounted gas central heating boiler (approximately 3 years old). Stainless steel sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Space for dryer (if required). Ample space for free-standing fridge or freezer. Tiled floor. Panel radiator. Good selection of drawer and cupboard space. Various power points over the work surfaces. Inset ceiling lights. uPVC double glazed frosted door to the side. uPVC double glazed window to the rear.

**FIRST FLOOR****LANDING**

Turn flight stairs to the ground floor. uPVC double glazed window to the side. Loft access point.

**BEDROOM ONE 14' maximum into the recess x 9' (4.27m x 2.74m)**

Built in wardrobe to the majority of one wall with double opening fronts, built in storage drawers and cupboards. Panel radiator. Ceiling light point. uPVC double glazed window to the front elevation allowing partial views up towards 'Wicken Stone Rocks' on the horizon.

**BEDROOM TWO ('L' Shaped) 13' 10" x 8' 8" (4.22m x 2.64m)**

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the rear elevation.

**BEDROOM THREE 9' x 6' (2.74m x 1.83m)**

Panel radiator. Low level power points. Ceiling light point. Over stairs storage cupboard. uPVC double glazed window towards the front elevation.

**FAMILY SHOWER ROOM 9' 4" x 5' 6" (2.84m x 1.68m)**

Three piece suite comprising of a low level w.c. and pedestal wash hand basin with chrome coloured hot and cold taps. Walk-in double shower with chrome coloured (Mira) mixer shower and large rain shower head. Fixed glazed shower screen. Ceiling light point. Extractor fan. Vinyl flooring. uPVC double glazed frosted window towards the rear. Tiled walls.

**EXTERNALLY**

The property is approached via a set of brick pillars, allowing easy vehicular access to a flagged driveway. Flagged pathway leads down towards a small flagged patio area with canopied entrance to the property. Gated flagged access at the side allowing access to the rear. Two main lawned gardens over two levels with mature tree. Low level walling and timber fencing forms the boundary.

**LARGE SHED/WORKSHOP**

With power, light and heating.

**REAR ELEVATION**

The rear has a flagged patio area and mainly laid to lawn garden with timber fencing and privet hedges forming the boundaries.

**DO YOU HAVE A PROPERTY TO SELL?**

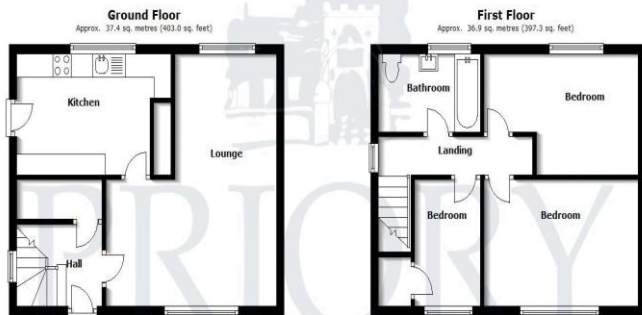
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### Biddulph's Award Winning Team





## Energy Performance Certificate



64, Duke Street, Biddulph, STOKE-ON-TRENT, ST8 7DE

Dwelling type: Semi-detached house Reference number: 8557-7920-1709-0421-0906  
 Date of assessment: 09 October 2013 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 09 October 2013 Total floor area: 78 m<sup>2</sup>

### Use this document to:

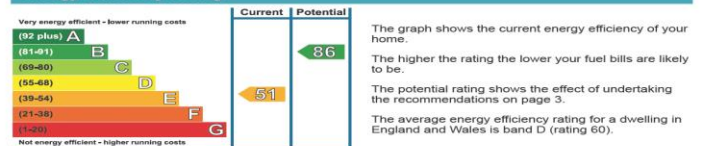
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,135
Over 3 years you could save	£ 1,560

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 138 over 3 years	
Heating	£ 2,265 over 3 years	£ 1,233 over 3 years	
Hot Water	£ 651 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 3,135</b>	<b>£ 1,575</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 669	
2 Floor insulation	£800 - £1,200	£ 165	
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 39	

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Total area: approx. 74.3 sq. metres (800.3 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 The Mobile Agent.

**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.