



# PRIORY

PROPERTY SERVICES



**2 Bedrooms. Detached Bungalow In A Popular Residential Location & With No Upward Chain. Lounge & Breakfast Kitchen. Modern Bathroom. Flat Landscaped Gardens. Driveway & Detached Garage. Viewing Highly Recommended.**



**ENTRANCE PORCH**

Upvc double glazed frosted door and window to the front elevation allowing access to the entrance hall.

**ENTRANCE HALL**

Panel radiator. Telephone point. Single glazed frosted door to the front elevation. Ceiling light point. Doors to principal rooms.

**LOUNGE** 15' 6" maximum into the bay x 12' 0" (4.72m x 3.65m)

'Living Flame' gas fire set in an attractive 'polished stone effect' surround with timber mantel above. Television point. Low level power points. Panel radiator. Ceiling light point. uPVC double glazed feature window to the side elevation. Attractive walk-in bay with uPVC double glazed bay window to the front.

**BREAKFAST KITCHEN** 16' 4" maximum into the recess x 9' 0" maximum into the units (4.97m x 2.74m)

Range of base units. Stainless steel sink unit with drainer, hot and cold taps. (Hotpoint) electric cooker. LEC fridge under the units. Plumbing and space for washing machine, currently a (Bosch) washing machine installed. 'Living Flame' gas fire set on a tiled hearth with back boiler. Panel radiator. Ceiling light point. Walk-in pantry with built in shelving. uPVC double glazed window allowing pleasant views of the good size mature garden to the rear. uPVC double glazed door allowing access out to the rear garden.

**BATHROOM** 11' 10" x 4' 8" (3.60m x 1.42m)

Modern three piece 'white' suite comprising of a low level w.c. with concealed cistern. Useful drawer set with modern work surface above. Wash hand basin set in an attractive vanity unit with cupboard space below and work surface above. Panel bath with chrome coloured hot and cold taps plus (Triton) electric shower over the bath. Attractive modern part tiled walls. Panel radiator. Ceiling light point. Loft access point. Cylinder cupboard. uPVC double glazed frosted window to the side elevation.

**BEDROOM ONE** 12' 0" x 12' 0" into the recess (3.65m x 3.65m)

Panel radiator. Low level power points. Recess (ideal for wardrobes), currently built in wardrobes with side hanging rails and storage cupboard above. uPVC double glazed window allowing excellent views of the generous garden to the rear.

**BEDROOM TWO** 12' 0" x 12' 0" (3.65m x 3.65m)

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

**EXTERNALLY**

The property is approached via original walling and established well maintained privet hedge. Double opening gates allow access to a tarmac driveway that allows off road parking and continues to the side and rear. Garden is mainly laid to lawn with low maintenance shrub borders. Flagged pedestrian access to the front entrance porch.

**REAR ELEVATION**

The rear has a tarmac and flagged patio area that enjoys the majority of the mid-day to later evening sun. Long lawned garden with established shrub borders. Towards the head of the garden there is a further flagged patio with greenhouse. Further patio area with timber shed. Boundaries are formed by timber fencing.

**BRICK BUILT OUTHOUSE****GARAGE**

Generous pre-fabricated garage with up-and-over door. Power and light. Window to the side.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the roundabout turn left onto 'Congleton Road' past the 'Biddulph Arms' public house, turning 2nd right onto 'Woodhouse Lane'. Continue on up and take the 2nd right hand turning onto 'Greenway Road', where the property can be clearly identified by our 'Priory Property Services Board'.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO UPWARD CHAIN!****DO YOU HAVE A PROPERTY TO SELL?**

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.





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## Biddulph's Award Winning Team

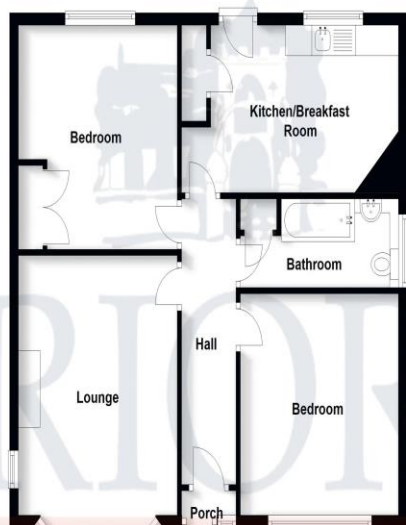






**Ground Floor**

Approx. 70.1 sq. metres (754.9 sq. feet)



Total area: approx. 70.1 sq. metres (754.9 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.

**Energy Performance Certificate**



4, Greenway Road, Biddulph, STOKE-ON-TRENT, ST8 7DS

Dwelling type: Detached bungalow Reference number: 9528-9020-7264-5778-4984  
Date of assessment: 12 April 2018 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 12 April 2018 Total floor area: 69 m<sup>2</sup>

Use this document to:

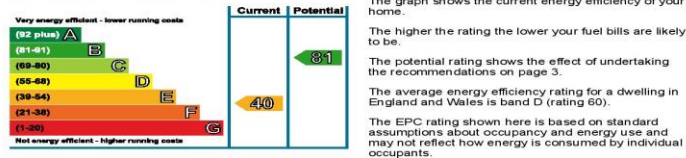
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 4,158  
**Over 3 years you could save** £ 2,103

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 150 over 3 years	
Heating	£ 3,162 over 3 years	£ 1,701 over 3 years	
Hot Water	£ 723 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 4,158</b>	<b>£ 2,055</b>	

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**



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 570
2 Floor insulation (suspended floor)	£800 - £1,200	£ 405
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 42

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](http://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.

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.