



PRIORITY
PROPERTY SERVICES



3 Bedroom Detached Bungalow Overlooking 'The Green' Within The Popular Conway Road Location. Benefiting From A Large Dining Kitchen. Garage & Low Maintenance Garden.



23 Conway Road Knypersley Biddulph ST8 7AL

£225,000

ENTRANCE PORCH

uPVC double glazed door to the front elevation. Ceiling light point. Timber door to the entrance hall.

ENTRANCE HALL ('L' Shaped)

Timber door allowing access to the entrance porch. Panel radiator. Low level power points. Coving to the ceiling with ceiling light points. Attractive tile effect (Karndean) flooring. Doors to principal rooms.

BAY FRONTED LOUNGE 13' 10" x 13' 8" maximum into the bay (4.21m x 4.16m)

'Living Flame' gas fire set in an attractive timber surround with tiled inset and hearth. Low level power points. Panel radiator. Coving to the ceiling with centre ceiling light point. uPVC double glazed feature window to the side elevation. Attractive walk-in bay with uPVC double glazed windows to the front allowing excellent views of 'The Green' area to the front.

BATHROOM 7' 4" x 6' 4" excluding the entrance recess area (2.23m x 1.93m)

Entrance recess area. Three piece suite comprising of a low level w.c. Pedestal wash hand basin. Corner bath with chrome coloured mixer tap, shower attachment & electric (Gainsborough) shower over. Tiled walls. Attractive tiled effect (Amtico) flooring. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the side.

EXTENDED DINING KITCHEN ('L' Shaped) 18' 6" x 18' 4", narrowing to 10' 4" in the dining area (5.63m x 5.58m)

Range of quality fitted eye and base level units, base units having extensive work surfaces over with attractive tiled splash backs, various down lighting and power points over. Large 'Range style' (Tecnik) stainless steel effect cooker with five ring gas hob, hotplate and three ovens below plus stainless steel splash back. Matching (Tecnik) stainless steel effect circulator fan/light above. Excellent selection of drawer and cupboard space. Built in dishwasher. Built in fridge and freezer underneath the breakfast bar and food preparation area. Plumbing and space for washing machine. Stainless steel one and half bowl sink unit with drainer and mixer tap. Attractive stone flooring. Coving to the ceiling with wall and ceiling light points. uPVC double glazed windows to both the side and rear elevations. uPVC double glazed door to the rear. uPVC double glazed sliding patio window and door allowing pleasant views and access to the rear.

MASTER BEDROOM 11' 10" x 10' 0" maximum into the wardrobes (3.60m x 3.05m)

Quality (Karndean) tile effect flooring. Panel radiator. Built in wardrobes to the majority of one wall with sliding and forward hanging rails. Telephone point. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing pleasant views of 'The Green' area.

BEDROOM TWO (Off The Kitchen) 9' 10" x 9' 2" (2.99m x 2.79m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing views of the rear.

BEDROOM THREE 11' 2" x 10' maximum into the stairs 3.40m x 3.05m)

Quality 'timber effect' laminate flooring. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Turn flight spindle stairs allowing access to the loft. uPVC double glazed window towards the side elevation.

LOFT 16' 10" maximum x 8' 2" approximately (5.13m x 2.49m)

Turn flight spindle staircase to the ground floor. Inset ceiling lights. Timber double glazed (Velux) windows to both side elevations. Timber effect laminate flooring. Panel radiator. Doors to storage eaves. Further door to the 2nd loft area. (Please note: there is restricted head height in some parts of the loft).

SECOND LOFT 16' 10" maximum into the recess x 10' 4" (5.13m x 0.00m)

Timber effect laminate flooring. Panel radiator. Inset ceiling lights. Doors to storage eaves. Two timber double glazed (Velux) windows to the side elevations. (Please note: there is restricted head height in some parts of the loft).

EXTERNALLY

The property is approached via a block paved driveway that sweeps around to the front, for a small pull-in area. Good size patio allowing pedestrian access to the front porch. Front garden is mainly laid to lawn with well kept flower and shrub borders. Railings and low level wall form the front boundary. Reception lighting.

Block paved driveway continues at the side of the property allowing further off road parking and easy vehicular access to the garage at the rear. Outside water tap.

The rear has a good size elevated patio which enjoys the majority of the mid-day to later evening sun. Steps lead down to the lower portion of the garden where there is a low maintenance graveled garden with shrubs and hedgerows forming the boundaries. Timber shed. Flagged pedestrian access to the side door of the garage.

GARAGE

Pre-fabricated construction with up-and-over door to the front. Security lighting over.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass to Knypersley traffic lights. Continue straight through the lights for a short distance, turning 2nd left onto 'Conway Road'. Continue up towards 'the green area' to where the property can be located via our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the agent.

NO UPWARD CHAIN!





Energy Performance Certificate



23, Conway Road, Knypersley, STOKE-ON-TRENT, ST8 7AL
 Dwelling type: Detached bungalow Reference number: 8685-7124-3400-1523-6926
 Date of assessment: 27 April 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 27 April 2015 Total floor area: 125 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:	£ 4,572
Over 3 years you could save	£ 1,755

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 420 over 3 years	£ 210 over 3 years	<div style="border: 1px solid green; padding: 5px; text-align: center;"> You could save £ 1,755 over 3 years </div>
Heating	£ 3,723 over 3 years	£ 2,346 over 3 years	
Hot Water	£ 429 over 3 years	£ 261 over 3 years	
Totals	£ 4,572	£ 2,817	

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

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

Current rating: **57**
 Potential rating: **81**

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).

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 Room-in-roof insulation	£1,500 - £2,700	£ 1,005	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 198	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 105	✓

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 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. 1340.6 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 FloorPlan.

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.