



PRIORITY

PROPERTY SERVICES



2 Bedrooms. An Immaculately Presented, High Quality Individual Detached Bungalow Pleasantly Located With Superb Field Views & Beautiful Landscaped Gardens. Generous Lounge & Quality Fitted Cottage Style Breakfast Kitchen.



ENTRANCE HALL

uPVC double glazed door to the front elevation. Panel radiator. Coving to the ceiling with ceiling light points. Small loft access point. Low level power points. Quality timber doors allowing access to principal rooms. Feature exposed stone walling to one side.

LOUNGE 15' 8" x 12' 6" approximately (4.77m x 3.81m)

Attractive tiled floor. Two panel radiators. Exposed stone walling to the majority of one wall. Fireplace with timber mantel above, stone hearth and a multi-fuel burner. Further fireplace with inset stone walling and lighting above. Power and light. Coving to the ceiling with centre ceiling light point and wall light points.

DINING KITCHEN 11' 0" x 9' 4" (3.35m x 2.84m)

Excellent selection of quality fitted bespoke eye and base level units, base units having extensive timber effect work surfaces above. Attractive tiled splash backs, various power points and down lighting over the work surfaces. Quality (Belling) stainless steel five ring gas hob with extractor fan above. Matching (Belling) double electric oven below. Stainless steel effect sink unit with drainer and mixer tap. Built in fridge into the base units. Good selection of drawer and cupboard space. Plumbing and space for an automatic washing machine. Exposed stone walling. Coving to the ceiling with ceiling light point. Wall mounted modern (Valliant) gas combination central heating boiler. uPVC double glazed window and door towards the rear elevation. Impressive brick tiled flooring.

LARGE 'L' SHAPED BATHROOM 10' 10" x 8' 6" (3.30m x 2.59m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured taps, fitted mirror and shelf above. Part tiled walls. Panel radiator. Built in storage cupboard with double opening doors and built in shelving. Exposed stone walling. Coving to the ceiling with ceiling light point. Vinyl tile effect floor. uPVC double glazed frosted window to the side elevation. Timber door to the entrance hall. Further timber door allowing access to the walk-in storage with built in shelving. Loft access point with built in timber ladder, allowing access to the attic.

MASTER BEDROOM - (BAY FRONTED) 11' 2" excluding the entrance recess area x 10' 8" (3.40m x 3.25m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Large entrance recess area. Attractive walk-in bay with uPVC double glazed window to the rear allowing pleasant views of the enclosed landscaped gardens and views on the horizon.

BEDROOM TWO 9' 10" x 9' 0" (2.99m x 2.74m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Exposed walling to one wall. uPVC double glazed window towards the rear allowing pleasant views.

ATTIC

Fully boarded. Divided into two sections. One section having fitted carpet. Attractive exposed timber beams. Plastered and painted ceilings. Large velux sky-light double glazed window to the rear. Power and light. Arch leading into a further storage loft. Second storage loft is boarded with fitted carpet, plastered and painted ceiling, light fitting and exposed timber beams.

EXTERNALLY

The property benefits from pedestrian access to the front elevation.

REAR ELEVATION

The rear elevation benefits from both pedestrian and easy vehicle access. Extensive graveled driveway provides ample off road parking and access to the former brick built garage. Raised borders to the boundaries. Secure gated access to the lane at the rear. Large Indian Stone flagged patio with easy access to both property and brick built former garage. Good size mature landscaped lawned garden, surrounded by extremely well stocked flower and shrub borders. Hardstanding for greenhouse (Nb. Greenhouse is to be included in the sale). Attractive stone walling forming the boundaries with fantastic open field views to the rear.

DETACHED FORMER GARAGE/WORKSHOP

Brick construction with attractive tiled pitched roof. Large double opening uPVC French doors to the Indian Stone patio. Power and light. Two uPVC double glazed windows.

DIRECTIONS

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. At the traffic lights turn right onto Newpool Road and proceed to the top. At the 'T' junction turn right onto Towerhill Road. Continue along this road and turn left onto Biddulph Road. Continue to the junction at the end then turn left onto High Street, Harriseahead. Continue down, turning right onto Harriseahead Lane, continue around to where the property can be located via our 'Priory Property Services' board on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

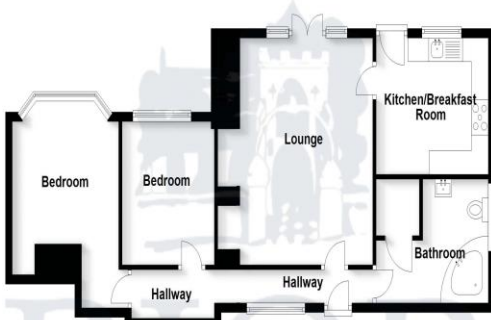
PROPERTY SERVICES

Biddulph's Award Winning Team

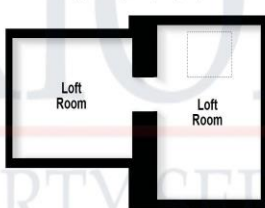




Ground Floor
Approx. 68.3 sq. metres (735.3 sq. feet)



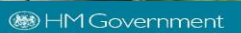
First Floor
Approx. 23.0 sq. metres (247.2 sq. feet)



Total area: approx. 91.3 sq. metres (982.5 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 PlanIt.

Energy Performance Certificate



33, Harriseahead Lane, Harriseahead, STOKE-ON-TRENT, ST7 4RD
 Dwelling type: Detached bungalow Reference number: 8803-3403-0229-0177-7813
 Date of assessment: 30 August 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 30 August 2019 Total floor area: 68 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:	£ 3,279
Over 3 years you could save	£ 774

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 2,853 over 3 years	£ 2,160 over 3 years	
Hot Water	£ 237 over 3 years	£ 156 over 3 years	
Totals	£ 3,279	£ 2,505	You could save £ 774 over 3 years

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

Very energy efficient - lower running costs	Current	Potential	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.
(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: 49 Potential: 73

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 528
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 165
3 Solar water heating	£4,000 - £8,000	£ 81

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 8000 444202. 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.