



3 Bedrooms. Recently Refurbished, Well Proportioned Detached Bungalow Offering Generous Modern Family Accommodation. New Modern Fitted Dining Kitchen & Luxury Bathroom. Large Lounge With Views. Corner Position. Garage. No Chain!



ENTRANCE PORCH

Double opening timber glazed doors allowing access into the porch. Tiled floor. uPVC double glazed modern door allowing access into the 'L' shaped reception hall.

'L' SHAPED RECEPTION HALL

New modern fitted carpet. Low level power points. Panel radiator. Inset low voltage LED lighting to the ceiling. Loft access point. New modern doors allowing access to principal rooms.

LOUNGE 14' 6" x 12' 4" (4.42m x 3.76m)

New modern fitted carpet. Modern (Dimplex) stainless steel effect electric fire set in an attractive modern surround and hearth. Television and telephone points. Low level power points. Panel radiator with thermostatic control. Center ceiling light point. uPVC double glazed windows to both the side and front elevations, front allowing excellent views down towards the 'Biddulph Valley' and up towards 'Biddulph Moor' on the horizon.

LARGE BREAKFAST KITCHEN 16' 6" in length x 9' 0" (5.03m x 2.74m)

Excellent selection of NEW modern fitted 'high gloss' eye and base level units, base units having extensive timber effect work surfaces above with matching up-stands. Various power points over the work surfaces. Built in (Lamona) one and half bowl stainless steel sink unit with drainer and chrome colored mixer tap. Built in NEW modern (Lamona) four ring stainless steel effect gas hob with stainless steel effect splash back and stainless steel effect (Lamona) extractor fan/light above. NEW built in eye level double (Lamona) electric oven. Built in (Hotpoint) fridge and freezer. Good selection of drawer and cupboard space. Built in (Bosch) dishwasher. Plumbing and space for an automatic washing machine. Attractive 'timber effect' laminate flooring. Panel radiator with thermostatic control. Inset modern low voltage LED lighting to the ceiling. uPVC double glazed door to the side elevation allowing access to the side porch. uPVC double glazed window to the rear allowing pleasant views of the rear garden.

LEAN-TO CONSERVATORY

Upvc double glazed windows to side, front and rear elevations. uPVC double glazed doors allowing access from the front and rear. Power points. Wall light point. Tiled floor.

MASTER BEDROOM 12' 10" x 10' 10" (3.91m x 3.30m)

Panel radiator with thermostatic control. Low level power points. New modern fitted carpet. Center ceiling light point. uPVC double glazed window to the front allowing pleasant partial views up towards 'Biddulph Moor' on the horizon.

BEDROOM TWO 16' 0" x 9' 0" (4.87m x 2.74m)

Panel radiator with thermostatic control. Low level power points. New modern fitted carpet. Center ceiling light point. uPVC double glazed window allowing views to the rear garden.

BEDROOM THREE 10' 2" maximum into the wardrobes x 7' 6" (3.10m x 2.28m)

New modern fitted carpet. Panel radiator with thermostatic control. Low level power points. Center ceiling light point. uPVC double glazed window towards the front elevation.

FAMILY BATHROOM 9' 0" x 7' 0" (2.74m x 2.13m)

New modern four piece suite comprising of a low level w.c. Large wash hand basin with chrome colored mixer tap set in an attractive vanity unit with drawer space below and tiled splash back. Panel bath surrounded by attractive modern new part tiled walls, chrome colored mixer tap and shower attachment. Separate tiled shower cubicle with glazed door, boasting a wall mounted chrome colored mixer shower with rain shower head above. New modern LED lighting to the ceiling. Extractor fan. Chrome coloured towel radiator. uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

The property has separate pedestrian and vehicle access to the front. The vehicle access has a sweeping driveway, allowing off road parking and easy access to the attached garage. Front garden has a low level brick wall forming the front boundary. Garden is mainly laid to lawn. Pedestrian access can be gained from either side of the property to the rear. Good size lawned garden to one side of the property.

REAR ELEVATION

The rear has a long flagged patio area that enjoys the later evening sun. Good size, private lawned garden with established hedgerows and hedges forming the boundaries. Gardens in need of landscaping.

BOILER ROOM

New modern wall mounted (MAIN) gas combination central heating boiler. Ceramic sink with water tap.

ATTACHED GARAGE

Flat roof construction. Up-and-over door to the front elevation. Power and light.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the traffic lights turn left onto 'Station Road', continue on down and follow the road round turning 2nd right onto 'Linden Drive', follow the road around, to where the property can be clearly identified on the left hand side, by our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.

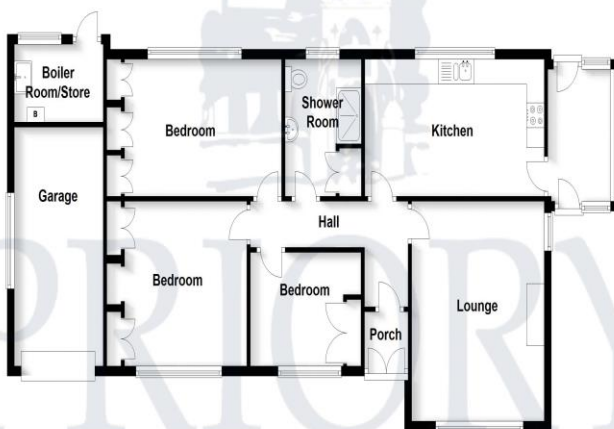
NO UPWARD CHAIN!





Ground Floor

Approx. 102.4 sq. metres (1102.3 sq. feet)



Total area: approx. 102.4 sq. metres (1102.3 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 PlanUp.

Energy Performance Certificate

HM Government

21, Linden Drive, Gillow Heath, STOKE-ON-TRENT, ST8 6RP

Dwelling type: Detached bungalow

Reference number: 0053-2828-7834-9993-5701

Date of assessment: 18 July 2017

Type of assessment: RdSAP, existing dwelling

Date of certificate: 18 July 2017

Total floor area: 79 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:	£ 2,451
Over 3 years you could save	£ 378

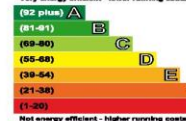
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 1,986 over 3 years	£ 1,707 over 3 years	
Hot Water	£ 303 over 3 years	£ 204 over 3 years	
Totals	£ 2,451	£ 2,073	You could save £ 378 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

G7

B2

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.

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 Floor insulation (suspended floor)	£800 - £1,200	£ 198	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 78	✓
3 Solar water heating	£4,000 - £6,000	£ 99	✓

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.