



3 Double Bedrooms. Superbly Appointed Detached Bungalow Within The Popular 'Gillow Heath' Location & Having Field Views. Large Through Kitchen Diner. Master Bed With En-Suite & Main Bathroom With Jacuzzi Bath. Ample Off Road Parking.



EXTENDED KITCHEN DINER**KITCHEN AREA** 15' 6" x 9' 10" (4.72m x 2.99m)

Excellent selection of fitted eye and base level units, base units having extensive work surfaces above with attractive tiled splash backs. Various power points and down lighting over the work surfaces. Built in (Stoves) five ring gas hob with stainless steel circulator fan/light above. Built in stainless steel effect, eye level double (Stoves) gas oven. Built in (Pneumatic) dishwasher. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Excellent selection of drawer and cupboard space. Coving to the ceiling with inset ceiling lights. Door allowing access to the inner hallway. Large archway into the dining room. uPVC double glazed window and door towards the side elevation, window allowing pleasant partial views over 'open countryside'.

DINING ROOM 10' 8" x 9' 10" (3.25m x 2.99m)

Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. Door allowing access to the lounge. Large archway into the kitchen. uPVC double glazed window to the side allowing pleasant views over 'open countryside'. uPVC double glazed, double opening 'french doors' with side panel windows, allowing excellent views of the landscaped gardens and partial views over 'open countryside'.

LOUNGE 16' 6" x 12' 6" at its widest point (5.03m x 3.81m)

Television and telephone points. Two panel radiators. Impressive modern fire surround with matching inset and hearth, built in electric fire. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed sliding patio window and door allowing access and excellent views over the rear gardens.

INNER HALLWAY

Panel radiator. Low level power points. Coving to the ceiling with inset ceiling lights. Doors to principal rooms. Loft access point with retractable ladder and loft light.

MASTER BEDROOM 12' 4" x 12' 0" both measurements are maximum into wardrobes (3.76m x 3.65m)

Excellent selection of quality fitted bedroom furniture with various double open doors, incorporating double and single side hanging rails. Matching bedside cabinets and over-bed storage. Drawer set with television point above and power socket. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views of the landscaped front gardens.

EN-SUITE

'White' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Attractive tiled splash back and fitted mirror above. Double shower with glazed retractable door, tiled walls and chrome coloured mixer shower. Fitted hairdryer. Panel radiator. Tiled floor. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window towards the side elevation.

BEDROOM TWO 11' 2" x 10' 0" (3.40m x 3.05m)

Panel radiator. Low level power points. Television and telephone points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views over the front.

BEDROOM THREE 9' 8" x 9' 0" (2.94m x 2.74m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the side elevation.

FAMILY BATHROOM 7' 8" x 7' 4" (2.34m x 2.23m)

Four piece suite comprising of a low level w.c. Fitted bidet with chrome coloured mixer tap. Panel (Whirlpool) bath with chrome coloured mixer tap and shower attachment. Pedestal wash hand basin with chrome coloured hot and cold taps, fitted mirror above. Attractive part tiled walls. Tiled floor. Built in storage cabinets. Coving to the ceiling with ceiling light points. Extractor fan. uPVC double glazed frosted window towards the side elevation.

EXTERNALLY

The property is approached via a low level stone wall with large double opening quality timber gates and side pedestrian gate which allows easy vehicle and pedestrian access to the side block paved driveway. Front garden is mainly laid to lawn with well stocked flower and shrub borders, set behind attractive stone walling to one side. Lantern reception lights to the front. Easy pedestrian access to either side of the property to the rear.

SIDE ELEVATION

Wide driveway continues down the side of the property allowing additional off road parking and easy vehicle access to the detached garage at the rear. Long elevated flagged patio set behind attractive brick walling down one side with lantern reception lighting, plus security lighting.

REAR ELEVATION

Large elevated 'Indian Stone' flagged patio, edged in attractive brick walling, that enjoys the majority of the all-day sun. Lantern reception lighting. Easy pedestrian access from either side of the property to the front. Steps lead down to a further flagged and block paved patio area with raised flower and shrub beds and built in lighting. Rear garden is mainly laid to lawn with attractive flower and shrub borders. Built in fishpond. Further flagged patio area towards the head of the garden with well stocked flower borders set behind attractive brick walling. Timber fencing forms the boundary. Easy access to the garage.

LARGE TANDEM DETACHED GARAGE 28' 8" x 12' 0" approximately (8.73m x 3.65m)

Brick built and pitched roof construction. Electrically operated roller door. Reception lighting to either side of the garage door. Power and light. uPVC double glazed windows to both the side and rear elevations. uPVC double glazed door to the side.

REAR OF THE GARAGE

Further long lawned garden with established hedgerows and timber fencing forming the boundaries. Hard standing for timber shed and greenhouse. Power point.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass (Meadows Way). At the traffic lights turn left onto 'Station Road'. Continue down and follow the road around which becomes 'Wedgewood Lane'. Continue to the top and turn left onto 'Mow Lane'. Continue for a short distance to where the property can be clearly identified via our 'Priory Property Services Board' on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.

NOTE:

Vendor Informs Us That He Can Provide Certificates For Gas, Electrics & Building Regulations.

DO YOU HAVE A PROPERTY TO SELL?

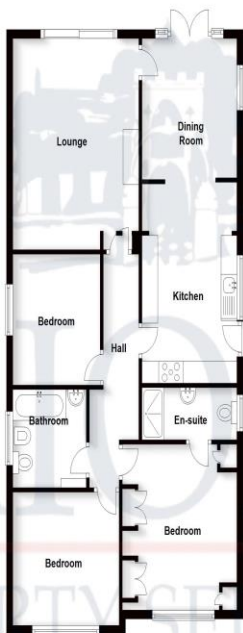
When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

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Ground Floor
Approx. 93.2 sq. metres (1003.5 sq. feet)



Total area: approx. 93.2 sq. metres (1003.5 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 PlanUp.

Energy Performance Certificate



89, Mow Lane, Gillow Heath, STOKE-ON-TRENT, ST8 6RJ

Dwelling type: Detached bungalow
Date of assessment: 25 October 2017
Date of certificate: 25 October 2017
Reference number: 8863-6520-6629-0175-8922
Type of assessment: RdSAP, existing dwelling
Total floor area: 93 m²

Use this document to:

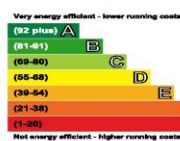
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,961
Over 3 years you could save	£ 765

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 183 over 3 years	You could save £ 765 over 3 years
Heating	£ 2,277 over 3 years	£ 1,797 over 3 years	
Hot Water	£ 318 over 3 years	£ 216 over 3 years	
Totals	£ 2,961	£ 2,196	

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



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 (solid floor)	£4,000 - £6,000	£ 219	Yes
2 Low energy lighting for all fixed outlets	£95	£ 150	Yes
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 294	Yes

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.

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.