



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Semi Detached Family Home Set On A Corner Position With Ample Off Rd. Parking. Entrance Hall. Fitted Kitchen With Large Side Porch/Utility Off & Ground Floor W.C. Dining Room & Lounge. First Floor Family Bathroom.



4 Moorland Road Biddulph ST8 6EW

£155,000

GROUND FLOOR**ENTRANCE HALL**

uPVC double glazed window and door towards the front elevation. Timber effect laminate flooring. Stairs allowing access to the first floor. Panel radiator. Ceiling light point. Door to under stairs storage cupboard. Part glazed door allowing access into the dining room. Part glazed door to the kitchen.

KITCHEN 11' 10" x 6' (3.61m x 1.83m)

Range of eye and base level units, base units having work surfaces over and matching up-stands. Space for gas/electric cooker. Stainless steel sink unit with drainer. Plumbing and space for dishwasher. Space for fridge under the units. Vinyl tile effect floor. Panel radiator. Ceiling light point. Two uPVC double glazed windows towards the front elevation.

SIDE PORCH/UTILITY ('L' Shaped) 9' 4" minimum x 8' 4" (2.84m x 2.54m)

Tiled floor. Power and light. Panel radiator. Ample space for free-standing fridge or freezer. Plumbing and space for washing machine and dryer. uPVC double glazed frosted window to the rear. uPVC doors to both front and rear elevations.

GROUND FLOOR W.C.

Low level w.c. Tiled floor. Ceiling light point. uPVC double glazed frosted window to the front.

DINING ROOM 12' 6" x 10' 4" both measurements are maximum (3.81m x 3.15m)

Timber effect laminate floor. Large archway into the lounge. Low level power points. Coving to the ceiling with centre ceiling light point. uPVC double glazed, double opening 'french doors', allowing access and views onto the landscaped gardens.

LOUNGE 12' 10" maximum into the chimney recess x 12' 6" (3.91m x 3.81m)

Gas fire set in an attractive timber surround with marble effect hearth and tiled inset. Timber effect laminate floor. Large archway into the dining room. Panel radiator. Low level power points. Television and telephone point. Coving to the ceiling with ceiling light point. Large uPVC double glazed window towards the rear allowing pleasant views of the landscaped garden.

FIRST FLOOR**LANDING**

uPVC double glazed window to the front. Low level power point. Loft access point. Doors to principal rooms.

BEDROOM ONE 12' 10" x 11' 4" (3.91m x 3.45m)

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

BEDROOM TWO 11' 4" x 10' 8" (3.45m x 3.25m)

Panel radiator. Built in storage unit. Coving to the ceiling with ceiling light point. Low level power point. uPVC double glazed windows to both side and rear elevations.

BEDROOM THREE 9' 2" x 7' 6" (2.79m x 2.29m)

Panel radiator. Low level power points. Built in wardrobe with double opening doors. Ceiling light point. uPVC double glazed window to the front.

BATHROOM 7' 4" x 6' 5" (2.24m x 1.96m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Shower bath with chrome coloured mixer tap, shower attachment and glazed curved shower screen. Attractive 'high gloss' tiled walls. Modern vinyl flooring. Ceiling light point. Wall mounted gas combination central heating boiler. uPVC double glazed frosted window to the side.

EXTERNALLY

The property is approached via a low level wall with privet hedge forming the front boundary. Canopied entrance with inset light and block paved step. Long flagged and crazy paved pathway towards the canopied entrance. Flagged pathway towards the side. Large lawned garden with flower and shrub borders.

SIDE ELEVATION

The side has a tarmac/gravel driveway allowing off road parking for 2/3 vehicles.

REAR ELEVATION

The rear has a timber decked area edged in block pavers off the dining room. Garden is mainly laid to lawn and edged in block pavers. Flagged patio. Hard standing for timber shed (if required). Slightly raised ornamental shrub border. Timber fencing forms the boundaries.

DIRECTIONS

From our High Street offices proceed North along the (A527), Congleton Road, past the Cenotaph. Turn 2nd right onto Lawton Street then 1st left into Moorland Road where the property can be clearly identified by our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate



4, Moorland Road, Biddulph, STOKE-ON-TRENT, ST8 6EW

Dwelling type: Semi-detached house Reference number: 8001-7498-9829-5596-5673
 Date of assessment: 11 June 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 June 2013 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: £ 2,370

Over 3 years you could save £ 525

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 156 over 3 years	You could save £ 525 over 3 years
Heating	£ 1,824 over 3 years	£ 1,497 over 3 years	
Hot Water	£ 267 over 3 years	£ 192 over 3 years	
Totals	£ 2,370	£ 1,845	

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

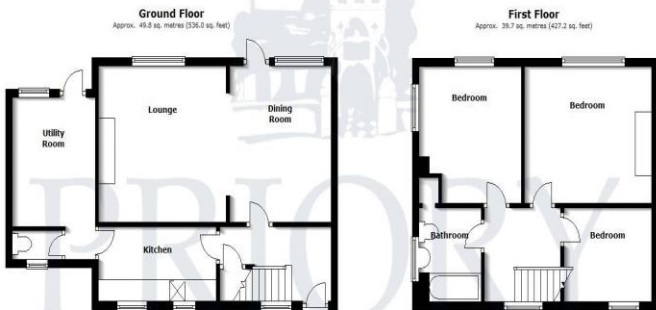


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 192	✓
2 Floor insulation	£800 - £1,200	£ 152	✓
3 Low energy lighting for all fixed outlets	£20	£ 107	✓

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.



Ground Floor
Approx. 49.8 sq. metres (536.0 sq. feet)

First Floor
Approx. 38.7 sq. metres (421.3 sq. feet)

Total area: approx. 89.5 sq. metres (963.2 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 The Mobile Agent.

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.