



PRIORY

PROPERTY SERVICES



4 Bedrooms. We Are Delighted To Introduce To The Market An Exceptionally Spacious, Traditional Family Home Just Moments From The Popular National Trust Biddulph Grange Gardens. Through Lounge Diner, Conservatory & Modern Fitted Kitchen.



Grange Road Biddulph ST8 7SB

£420,000

ENTRANCE PORCH

Tiled floor. uPVC double glazed door to the front elevation with uPVC double glazed side panel windows. Further uPVC double glazed door with side panel windows allowing access into the reception hall.

RECEPTION HALL

Quality timber effect laminate flooring. Panel radiator. Inset ceiling lights. Low level power points. Impressive turn flight staircase with half landing allowing access to the first floor.

GROUND FLOOR CLOAKROOM/W.C.

Modern low level w.c. with concealed cistern and work surface above. Wash hand basin with cupboard space below and mixer tap. Extractor fan. Ceiling light point.

THROUGH BREAKFAST KITCHEN DINER ('L' Shaped)

23' 3" x 9' 6" max. into recess, narrowing to 7' 7" in the kitchen area (7.08m x 2.89m)

Range of modern fitted eye and base level units, base units having extensive work surfaces above, attractive tiled splash backs and various power points over the work surfaces. Built in (Baumatic) electric hob with large stainless steel double width circulator fan/light above. Built in (Baumatic) double electric oven at eye level. Built in side-by-side fridge and freezer into the base units. Excellent selection of drawer and cupboard space, one base unit housing the built in (Baumatic) washing machine. Built in (Baumatic) dishwasher. Large larder cupboards. Timber effect flooring. Panel radiator. Large breakfast bar. Two ceiling light points. uPVC double glazed window to the front. Good size walk-in under stairs storage cupboard. Upvc double glazed double opening French doors allowing access and great views to the established long rear garden. Partial views up towards Congleton Edge on the horizon.

UNDER STAIRS STORAGE CUPBOARD (Off The Kitchen)

With uPVC double glazed window to the rear and ceiling light point. Cupboard houses the wall mounted (Baxi) gas combination central heating boiler.

THROUGH LOUNGE DINING ROOM**Lounge Area 14' 10" x 12' 2" (4.52m x 3.71m)**

Quality fitted carpet. Gas fire set in an attractive modern surround, inset and hearth. Panel radiator. Low level power points. Television point. Wall light points. Large archway into the dining area of the through lounge. Attractive uPVC double glazed bow window to the front elevation.

Dining Area 12' 8" x 12' 2" (3.86m x 3.71m)

Quality timber effect laminate flooring. Low level power points. Door allowing access to the entrance hall. Panel radiator. Ceiling light point. Large archway into the lounge area. uPVC double glazed sliding patio window and door allowing easy access and views into the conservatory.

CONSERVATORY 12' 0" x 11' 8" (3.65m x 3.55m)

Brick base and pitched roof construction. High level plastered wall to one side with feature uPVC double glazed long eye level window above. Panel radiator. Quality timber effect flooring. Ceiling light point. Low level power points. uPVC double glazed windows to both the side and rear elevations allowing pleasant views of the established rear gardens. uPVC double glazed, double opening French doors allowing easy access to the large patio.

LARGE GALLERIED LANDING

Easy loft access point. Coving to the ceiling with inset ceiling lights. Low level power points. Turn flight stairs allowing access to the ground floor with half landing and feature uPVC double glazed window, allowing pleasant views of the rear garden and excellent views down towards Congleton Edge on the horizon. Doors to principal rooms.

MASTER BEDROOM 14' 10" x 12' 2" (4.52m x 3.71m)

Range of modern fitted bedroom furniture with various double opening doors, double and single height side hanging rails. Built in shelving units. Matching over-bed storage cupboards and bedside cabinets. Large dressing table. Coving to the ceiling with ceiling light point. Panel radiator. uPVC double glazed window to the front allowing pleasant views of the established front gardens and surrounding area.

BEDROOM TWO 12' 8" x 12' 0" maximum into the wardrobes (3.86m x 3.65m)

Panel radiator. Quality built in bedroom furniture with various double opening doors, double and single side hanging rails. Built in dressing table with drawer set. Low level power points. Coving to the ceiling with ceiling light point. Upvc double glazed window with feature quality fitted window shutter blinds, allowing excellent views of the rear garden and fantastic views up towards Congleton Edge on the horizon

BEDROOM THREE 12' 0" x 9' 8" max. into chimney recess & wardrobes (3.65m x 2.94m)

Quality built in bedroom furniture to either side of the chimney breast with various double opening doors, double side hanging rails and built in dressing table. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear allowing excellent views of the rear garden and fantastic views up towards Congleton Edge on the horizon.

BEDROOM FOUR 9' 10" x 6' 0" (2.99m x 1.83m)

Panel radiator. Low level power point. Inset ceiling light point. uPVC double glazed window to the front.

FAMILY BATHROOM 10' 6" x 6' 0" (3.20m x 1.83m)

Four piece suite comprising of a low level w.c. with concealed cistern and work surface above. Wash hand basin with chrome coloured mixer tap set in a large vanity unit with cupboard space below and work surface above. Glazed shower cubicle with tiled walls, chrome coloured mixer shower and rain head shower above. Fitted bath with chrome coloured mixer tap and shower attachment. Quality tiled walls. Chrome coloured towel radiator. Tiled floor with under floor heating. Coving to the ceiling with inset ceiling lights. uPVC double glazed window to the front elevation.

EXTERNALLY

The property is approached via a large sweeping, wide tarmac driveway edged in block pavers, providing ample off road parking and easy access to the property and garage. Front boundary is formed by the original stone walling with hedging above. Good size flower and shrub beds, retained by modern railway sleepers and curved high level landscaped flower and shrub bed. Security lighting.

REAR ELEVATION

Extensive Indian Stone flagged patio area that enjoys the majority of the later evening sun and great vantage point to enjoy the views down of the long established gardens and partial views up towards Congleton Edge on the horizon. Easy access to the rear of the garage. Patio surrounds the large conservatory and is retained by a brick wall. Step leading down to a further large Indian Stone patio area with hard standing for timber shed (Nb. vendor informs us that the shed is to be included in the sale). Lawned garden to one side. Further wide steps lead down to the main large lawned garden area, surrounded by established border hedges, all adding to a high degree of privacy.

ATTACHED GARAGE 20' 10" x 12' 0" at its widest point, both meas. approx. (6.35m x 3.65m)

Electrically operated roller shutter door to the front elevation. Flat roof construction. Power and light. uPVC door to the rear elevation.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed North along the by-pass through the traffic lights. At the roundabout turn left onto Congleton Road, past the Biddulph Arms public house, turning third right onto Grange Road to where the property can be located on the left hand side via the 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.







Energy Performance Certificate

Grange Road, Biddulph, STOKE-ON-TRENT, ST8 7SB

Dwelling type: Detached house Reference number: 0349-7865-6874-7190-1141
 Date of assessment: 11 February 2020 Type of assessment: RDSAP existing dwelling
 Date of certificate: 12 February 2020 Total floor area: 135 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 making improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,363
Over 3 years you could save:	£ 411

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 365 over 3 years	£ 270 over 3 years	
Heating	£ 2,678 over 3 years	£ 2,457 over 3 years	
Hot Water	£ 321 over 3 years	£ 228 over 3 years	
Total	£ 3,363	£ 2,955	You could save £ 411 over 3 years

These figures show how much the average household would expect to this property for heating, lighting and hot water and is not based on energy used by individual households. It is a realistic energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

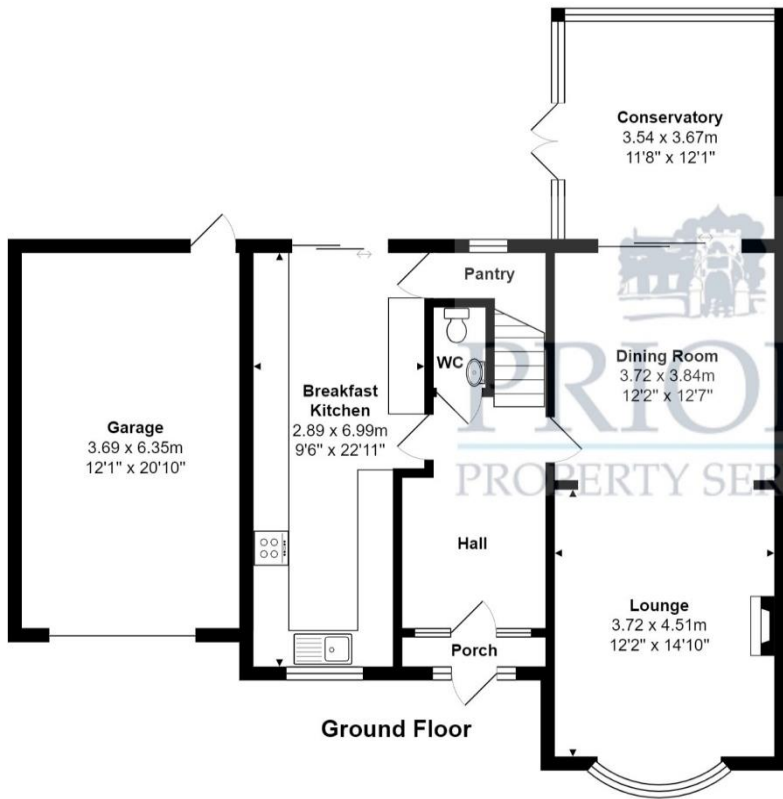
Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	The graph shows the current energy efficiency of your home.
A++ (95-100)	D	E	The higher the rating the lower your fuel bills are likely to be.
A+ (85-94)			
A (75-84)	E	F	The potential rating shows the effect of undertaking the recommendations on page 3.
B (65-74)			
C (55-64)	F	G	The average energy efficiency rating for a dwelling in Leicestershire and Wales is based on (rating 60).
D (45-54)			
E (35-44)	G	H	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.
F (25-34)			
G (15-24)			
Not energy efficient - higher running costs			

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (uninsulated floor)	£900 - £1,200	£ 120
2 Floor insulation (sloped floor)	£4,000 - £6,000	£ 114
3 Low energy lighting for all fixed outlets	£40	£ 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.directenergy.gov.uk or call freephone 0800 688 688. The Energy Fund may provide you to make your home warmer and cheaper to heat.



Total Area: 174.3 m² ... 1876 ft²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

