



**2 Bedrooms. Semi Detached Home, Within A Popular Residential Location. Entrance Hall. Generous Through Lounge Diner & Fitted Kitchen. First Floor Family Bathroom. Enclosed Rear Garden & Off Rd Parking To The Front Elevation.**



**ENTRANCE HALL**

uPVC door to the front elevation. Turn flight stairs allowing access to the first floor with uPVC double glazed window on the half landing. Panel radiator. Ceiling light point.

**THROUGH LOUNGE DINER** 18' 8" x 11' 10" maximum into the chimney recess (5.69m x 3.60m)

Attractive, modern wall mounted electric fire. Telephone point. Coving to the ceiling with ceiling light point. uPVC double glazed bow window towards the front elevation. Double glazed sliding patio door and window allowing views and access to the rear.

**KITCHEN** 10' 6" x 7' 10" (3.20m x 2.39m)

Range of modern fitted eye and base level units, base units having work surfaces above, attractive tiled splash backs and various power points over the work surfaces. Built in electric hob with modern electric oven and grill combined below. Extractor fan/light above. Good selection of drawer and cupboard space. Plumbing and space for washing machine. Ample space for fridge and freezer under the units. Timber effect laminate flooring. Panel radiator. uPVC double glazed windows to both sides and rear elevation.

**REAR PORCH**

uPVC door to the side elevation. Ceiling light point. Useful walk-in storage area and also walk-in under stairs additional store room with power point, plumbing for washing machine and houses the wall mounted consumer unit and gas point. Single glazed frosted window to the side.

**FIRST FLOOR - LANDING**

Turn flight stairs to the ground floor. Former cylinder cupboard, housing the wall mounted (Vaillant) gas combination central heating boiler. Doors to principal rooms. Loft access point. uPVC double glazed window to the side.

**BEDROOM ONE 'L' SHAPED** 15' 2" to wardrobe fronts x 9' 8" maximum into the units (4.62m x 2.94m)

Built in wardrobes to the majority of one wall with over-bed storage cupboards. Matching bedside cabinets. Panel radiator. Ceiling light point. Over-stairs store cupboard. Two uPVC double glazed windows to the front elevation.

**BEDROOM TWO 'L' SHAPED** 11' 6" x 8' 8" (3.50m x 2.64m)

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

**BATHROOM** 7' 10" x 5' 6" (2.39m x 1.68m)

New modern three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and shower attachment, shower rail and curtain. Modern part tiled walls. Vinyl flooring. Panel radiator. Extractor fan. Ceiling light point. uPVC double glazed window towards the rear elevation.

**EXTERNALLY**

The property is approached via a tarmac driveway that allows off road parking for one vehicle. Low maintenance slate garden to the front elevation with mature shrubs. Gated access to the rear. Timber fencing to the side elevation forms the boundary.

**REAR ELEVATION**

Timber decked patio area off the lounge. Concrete and flagged patio areas. Garden is mainly laid to lawn. Concrete pathway leads to concrete patio areas towards the head of the garden. Timber fencing and established shrub borders form the boundaries. Gated, flagged pedestrian access to the front of the property.

**SIDE ELEVATION**

Outside water tap.

**DIRECTIONS**

Head South along the 'Biddulph By Pass' towards 'Knypersley'. At the 2nd roundabout turn left onto 'St Johns Road'. Continue for a short distance to where the property can be located on the left hand side via our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the selling agent.

**DO YOU HAVE A PROPERTY TO SELL?**

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Please call our office on 01782 255552 for your free no obligation market appraisal.





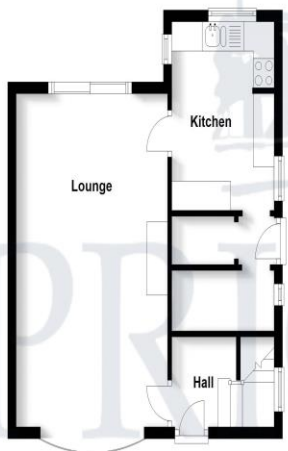
## Biddulph's Award Winning Team



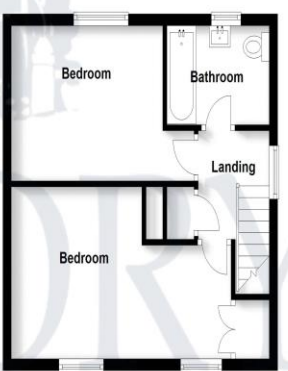




Ground Floor  
Approx. 414.3 sq. feet



First Floor  
Approx. 378.4 sq. feet



Total area: approx. 792.7 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

21, St. Johns Road, Biddulph, STOKE-ON-TRENT, ST8 6LE  
Dwelling type: Semi-detached house  
Date of assessment: 25 April 2017  
Date of certificate: 25 April 2017  
Reference number: 0500-2845-7546-9723-5511  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 74 m<sup>2</sup>

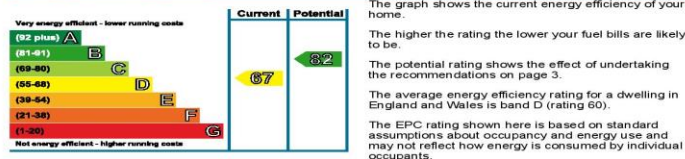
Use this document to:  
• Compare current ratings of properties to see which properties are more energy efficient  
• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,343
Over 3 years you could save	£ 252

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 1,881 over 3 years	£ 1,731 over 3 years	
Hot Water	£ 309 over 3 years	£ 207 over 3 years	
Totals	£ 2,343	£ 2,091	You could save £ 252 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



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	£ 150	Yes
2 Solar water heating	£4,000 - £6,000	£ 99	Yes
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 807	Yes

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](http://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.