



PRIORITY

PROPERTY SERVICES



3/4 Bedrooms. End Town House Beautifully Presented Throughout Offering Versatile Family Accommodation Over 3 Floors. Generous Lounge & Mod. Fitted Dining Kitchen, Master Bed With En-Suite & Family Bathroom. G. F. Family Rm/ Bed 4.



27 Fairfax Close Biddulph ST8 6ER

£189,950

RECEPTION HALL

Open spindle staircase allowing access to the first floor galleried landing. Panel radiator. Low level double power point. Small under stairs recess area. Coving to the ceiling with ceiling light point. uPVC double glazed door to the front elevation.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with hot and cold taps. Part tiled walls. Panel radiator. Ceiling light point. Extractor fan.

FAMILY ROOM/BEDROOM 4 *11' 8" maximum into the recess x 8' 4" (3.55m x 2.54m)*

Low level power point. Ceiling light point. Panel radiator. Doors allowing access to both the reception hall and utility room. uPVC double glazed double opening French doors with matching side panel windows allowing pleasant views and easy access to the garden at the rear.

UTILITY ROOM *6' 2" x 5' 2" (1.88m x 1.57m)*

Range of modern fitted eye and base level units, base units having work surfaces above. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Attractive tile effect flooring. Extractor fan. Wall mounted (Baxi) gas central heating boiler. uPVC double glazed door to the rear. Further door allowing access to the garage.

GARAGE *16' 8" x 8' 2" approximately (5.08m x 2.49m)*

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

FIRST FLOOR - GALLERIED LANDING

Galleried landing with open spindle staircase allowing access to both the ground floor and second floor. Panel radiator. Doors to dining kitchen and lounge. Ceiling light point. Low level power point. uPVC double glazed window towards the front elevation.

DINING KITCHEN *18' 2" x 8' 4" (5.53m x 2.54m)*

Excellent selection of quality fitted high gloss eye and base level units, base units having work surfaces above with attractive tiled splash backs and various power points over the work surfaces. Built in stainless steel effect (Tecnik) four ring gas hob with (Tecnik) stainless steel extractor fan above and (Tecnik) electric oven below. Built in (Cooke & Lewis) modern sink unit with drainer, chrome coloured mixer tap and feature inset lighting. Good selection of drawer and cupboard space. Ample space for free-standing fridge or freezer. Quality tile effect flooring. Low level power points. Panel radiator. Coving to the ceiling with two ceiling light points. Double opening doors allowing access into the lounge. uPVC double glazed window and uPVC double glazed, double opening French doors allowing pleasant views over the rear, across the Biddulph Valley, over towards Biddulph Moor and Congleton Edge on the horizon.

LOUNGE *14' 0" x 11' 6" (4.26m x 3.50m)*

Two panel radiators. Modern wall mounted electric fire. Low level power points. Coving to the ceiling with centre ceiling light point. Double opening doors allowing access into the dining kitchen. Further door allowing access onto the first

floor landing. Two feature uPVC double glazed windows to the front allowing pleasant views up towards the cul-de-sac.

SECOND FLOOR - LANDING

Open spindle staircase allowing access to the first floor. Low level power point. Loft access point with retractable ladder, boarded and lighting. Doors to principal rooms.

BEDROOM ONE *12' 10" x 9' 8" (3.91m x 2.94m)*

Small entrance recess area. Panel radiator. Low level power points. Centre ceiling light point. Built in wardrobe with sliding doors. Two feature uPVC double glazed windows to the front elevation allowing pleasant views over the cul-de-sac.

EN-SUITE

Modern en-suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with cupboard space below, chrome coloured mixer tap and tiled splash back. Glazed shower cubicle with tiled walls and chrome coloured mixer shower. Extractor fan. Modern LED inset ceiling lights. Panel radiator. Quality timber effect laminate floor. uPVC double glazed frosted window to the front.

BEDROOM TWO *9' 6" x 7' 7" both measurements are approximate (2.89m x 2.31m)*

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing fantastic views over the Biddulph Valley, towards Congleton Edge and Biddulph Moor on the horizon.

BEDROOM THREE *8' 6" maximum into the wardrobes x 8' 4" (2.59m x 2.54m)*

Built in wardrobes with matching drawer set. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window allowing fantastic views over the Biddulph Valley, towards Congleton Edge and Biddulph Moor on the horizon.

FAMILY BATHROOM *9' 6" x 4' 8" (2.89m x 1.42m)*

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Panel bath with chrome coloured mixer tap, shower attachment and glazed shower screen. Quality part tiled walls. Panel radiator. Extractor fan. Inset LED lighting. uPVC double glazed frosted window to the side.

EXTERNALLY

The property is approached via a smart modern tarmac driveway edged in attractive block pavers, allowing off road parking easily for two vehicles, side-by-side. Canopied entrance with uPVC double glazed door allowing easy access to the reception hall. Pedestrian access down one side of the property to the rear. Easy vehicle access to the garage.

REAR ELEVATION

Landscaped rear garden over two levels. Good size flagged patio area, directly off the property with attractive gravelled, low maintenance gravelled garden with feature round centre flagged patio. Small timber deck leading to the head of the garden with further flagged patio. Garden enjoys partial views up towards Biddulph Moor and views over the field directly to

the rear. Large hard standing for timber shed, shed has power and sloped roof. Gated access down one side to the front.

DIRECTIONS

From our High Street offices proceed North along the (A527) turning left after the 'cenotaph' into 'Walley Street' then 2nd right onto 'Fairfax Close', following the road round to where the property can be located via our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





All contents, positioning & measurements are approximate and for display purposes only. Plan produced by Thorin Creed
Total Area: 116.7 m² ... 1256 ft²



Energy Performance Certificate

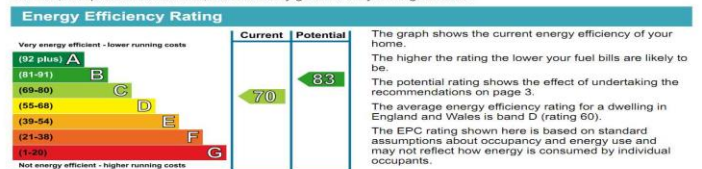
27, Fairfax Close, Biddulph, STOKE-ON-TRENT, ST8 6ER
 Dwelling type: End-terrace house Reference number: 0848-7934-7299-6871-5960
 Date of assessment: 04 November 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 04 November 2019 Total floor area: 104 m²

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:	£ 2,715
Over 3 years you could save	£ 429

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	
Heating	£ 2,127 over 3 years	£ 1,836 over 3 years	
Hot Water	£ 354 over 3 years	£ 216 over 3 years	
Totals	£ 2,715	£ 2,286	You could save £ 429 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.



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 156
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 177
3 Solar water heating	£4,000 - £6,000	£ 96

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.simpleenergyadvice.org.uk or call freephone 0800 444202. 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.