

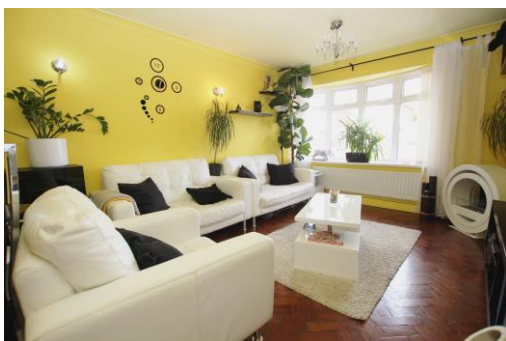


# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Extended Detached Bungalow Located At The Head Of A Quiet Cul-De-Sac & Boasting Extensive Off Rd Parking. 'L' Shaped Lounge Diner. Recently Modernised Bathroom. Mod Fitted Kitchen & Conservatory. Det. Garage.**



6 Tame Close Biddulph ST8 7HH

£215,000

**ENTRANCE HALL**

Parquet flooring. Panel radiator. Low level power point. Coving to the ceiling with ceiling light point. Wall light point. uPVC double glazed door to the side elevation. Door allowing access to the lounge and bedroom three.

**BEDROOM THREE** 10' 7" x 8' 0" (3.22m x 2.44m)

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

**LOUNGE DINER ('L' SHAPED)** 18' 0" x 11' 6", narrowing to 10' 2" in the dining area (5.48m x 3.50m)

Television and telephone points. Quality timber parquet flooring. Two panel radiators. Various low level power points. Coving to the ceiling with both wall and ceiling light points. uPVC double glazed bow window to the front elevation. Door allowing access to the inner hallway.

**'L' SHAPED - INNER HALLWAY**

Tiled flooring. Doors to principal rooms. 'L' shaped hallway allows easy access to the extension. Cupboard housing the washing machine and wall mounted gas combination central heating boiler. Loft access, (Nb. vendors inform us that the loft is boarded and has light).

**BATHROOM** 6' 4" x 6' 4" both measurements are maximum and into the bath (1.93m x 1.93m)

Recently modernised three piece white suite comprising of a low level w.c. with concealed cistern. Wash hand basin set in a vanity unit with chrome coloured mixer tap above. Panel radiator. Panel bath with chrome coloured mixer tap and shower attachment. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the side elevation. Tiled floor.

**BEDROOM ONE** 13' 10" maximum into the recess x 10' 2" (4.21m x 3.10m)

Quality timber effect laminate flooring. Recess (ideal for wardrobes). Low level power points. Panel radiator. Ceiling light point. uPVC double glazed window allowing views into the conservatory and garden beyond.

**BEDROOM TWO (Extension)** 10' 0" x 9' 2" maximum into the wardrobes (3.05m x 2.79m)

Built in wardrobes to the majority of one wall with sliding mirrored fronts. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden.

**KITCHEN** 9' 6" x 6' 6" both measurements are maximum and into the units (2.89m x 1.98m)

Range of fitted eye and base level units, base units having work surfaces above and tiled splash backs. Various power points over the work surfaces. Built in (Beko) electric hob with stainless steel effect circulator fan/light above. Stainless steel splash back. Built in (Beko) eye level electric oven and grill combined. Built in stainless steel one and half bowl sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Tiled floor. Coving to the ceiling with ceiling light point. uPVC double glazed, double

opening French doors allowing access and views into the conservatory.

**CONSERVATORY**

Brick base and pitched roof construction. Attractive tiled flooring. Panel radiator. Low level power points. Wall light points. uPVC double glazed windows to both the side and rear elevations allowing pleasant views of the landscaped gardens. uPVC double glazed, double opening French doors allowing access to the timber deck at the side.

**EXTERNALLY**

The property boundaries are formed by low level brick walling allowing easy access to a large, wide block paved driveway providing extensive off road parking for multiple vehicles/hard standing for caravan/boat down one side (subject to measuring). Outside water tap. Pleasant views of the cul-de-sac. Lantern reception light to the side of the property. Gated, secured access to the rear.

**SECOND DRIVEWAY**

Block paved driveway allowing off road parking for at least 2 vehicles in tandem or hardstanding for caravan/boat.

**REAR ELEVATION**

Good size timber decked patio that surrounds the conservatory. Partial views down towards Mow Cop on the horizon. Rear enjoys the majority of the all-day sun. Easy access to the converted garage. Step down to a low maintenance shale and flagged garden with large centre fish pool. Hard standing for summer house. Timber fencing forms the majority of the boundaries. Small further shed at the rear of the garage. Reception lighting. Further slate gravelled access to a generous corner garden to one side of the garage, which is slightly elevated and has a centre stone effect circular patio area, surrounded by stone borders, flower and shrub beds and mature trees. Hard standing for greenhouse (greenhouse is to be included in the sale). Reception lighting. Timber fencing forms the boundaries. Bin storage area.

**SUMMER HOUSE**

Large summer house with door and windows to the front. Pitched roof.

**GARAGE** 20' 7" x 10' 2" (6.27m x 3.10m)

Garage is currently converted into a sauna/home office, workshop or gym. Power and light. Quality timber effect laminate flooring. Loft access point. Various power points and inset ceiling lights. Two uPVC double glazed windows to the side allowing pleasant views of the garden. Further uPVC double glazed window and door to the front.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. Turn right at the roundabout and left at the mini roundabout onto 'Thames Drive'. From 'Thames Drive' turn first left onto Pennine Way, then 1st right into 'Tame Close'. The property can be clearly identified by our 'Priory Property Services' board at the head of the cul-de-sac.

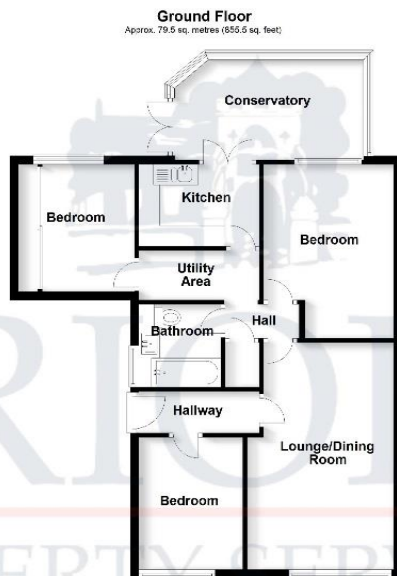
**VIEWING**

Is strictly by appointment via the selling agent.



## Biddulph's Award Winning Team





Total area: approx. 79.5 sq. metres (855.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within this 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.

**Energy Performance Certificate**



6, Tame Close, Biddulph, STOKE-ON-TRENT, ST8 7HH

Dwelling type: Detached bungalow Reference number: 8681-7626-4250-1069-8902  
 Date of assessment: 01 June 2019 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 01 June 2019 Total floor area: 68 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:	£ 2,268
Over 3 years you could save	£ 411

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 156 over 3 years	
Heating	£ 1,698 over 3 years	£ 1,506 over 3 years	
Hot Water	£ 291 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 2,268</b>	<b>£ 1,857</b>	<b>You could save £ 411 over 3 years</b>

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**

Very energy efficient - lower running costs

Current	Potential
65	83

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 50). 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
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 207
2 Low energy lighting for all fixed outlets	£20	£ 108
3 Solar water heating	£4,000 - £6,000	£ 99

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.sampleenergyadvice.org.uk](http://www.sampleenergyadvice.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.