



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Mid Terraced Home - Well Presented Throughout & Benefitting From A Garage & Long Private Garden. Lounge With Dining Area. Modern Fitted Breakfast Kitchen. Spacious First Floor Bathroom With Balcony Off. No Upward Chain!



THROUGH LOUNGE/DINING ROOM 24' 2" x 11' 4", narrowing to 8'4" (7.36m x 3.45m)

Attractive brick surround with 'marble effect' inset and hearth with electric fire. Television and video plinths. Two panel radiators. Various low level power points. Coving to the ceiling with ceiling light points and wall light points. Useful door to under stairs store cupboard with light. Further recess, ideal for additional storage. Door allowing access to the stairwell to the first floor. uPVC double glazed windows to both the front and rear elevations. uPVC double glazed door to the front.

KITCHEN 12' 0" x 6' 10" (3.65m x 2.08m)

Smart selection of quality fitted eye and base level units, base units having work surfaces above and attractive tiled splash backs. Various power points across the work surfaces. Ample space for slide-in electric cooker with circulator fan/light above. One and half bowl sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Built in fridge and freezer, side-by-side. Built in (Diplomat) dishwasher. Attractive tiled floor. Panel radiator. One eye unit housing the wall mounted (Ideal Esprit Eco) gas combination central heating boiler. Ceiling light points. uPVC double glazed window and door towards the side elevation.

UTILITY ROOM / POSSIBLE DINING AREA 11' 2" x 7' 6" (3.40m x 2.28m)

Range of base units with extensive work surface above which doubles up to a good size breakfast bar with tiled splash backs. Plumbing and space for washing machine. Ample space for condenser/dryer. Panel radiator. Tiled floor. Ceiling light point. uPVC double glazed window towards the rear elevation.

FIRST FLOOR - LANDING

Stairs to the ground floor. Doors to bedrooms one and two.

BEDROOM ONE ('L' Shaped) 14' 8" x 13' 5" (4.47m x 4.09m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front elevation. Built in wardrobes with double opening doors, built in mirror and drawer set.

BEDROOM TWO 11' 2" into the recess x 10' 4" (3.40m x 3.15m)

Panel radiator. Fitted wardrobes with glazed double opening doors. Low level power point. Ceiling light point. uPVC double glazed window towards the rear elevation. Door allowing access to the bathroom.

BATHROOM (Off Bedroom Two) 11' 10" x 7' 0" (3.60m x 2.13m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps. Panel bath with chrome coloured mixer tap, shower attachment and glazed shower screen. Part tiled splash backs. Impressive polished walnut style flooring with matching bath panels. Walk-in laundry cupboard with slatted shelf and power point. Loft access point. Ceiling light point. uPVC double glazed door allowing access to the balcony.

EXTERNALLY

The property is approached via an unadopted road with its own independent wide gravel driveway allowing ample off road parking. Timber fencing to one side and privet hedge to the other. Steps lead up to a long garden where there are lawned areas, flower and shrub beds. Timber fencing forms the boundaries to one side. Large hard standing with greenhouse, greenhouse has power, light and water point. Flagged pathway continues towards the head of the garden with extensive flagged patio area, which is an extremely private area and enjoys the majority of the all-day to late evening sun. Hard standing for timber shed (Nb. vendor informs us that the timber shed is included in the sale) with power point. Established conifer hedge and privet hedge to either side forming the boundaries.

REAR ELEVATION (Main Road Side)

Good size, smart flagged driveway with timber fencing to either side of the boundary.

PRE-FABRICATED GARAGE

Good size pre-fabricated garage with up-and-over door to the front. Power and light. Alarmed.

ENCLOSED VICTORIAN WALLED GARDEN (Off The Property)

Stone flagged patio. Outside water tap. Security lighting. Raised flower bed behind attractive brick walling to one side. Gated access to the rear.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass to 'Knypersley Traffic Lights'. Continue through the lights, up the hill and past 'George Rhodes' garage on the left hand side. Turn 4th left onto 'Newbuildings' to where the property can be clearly identified by our 'Priory Property Services' board.

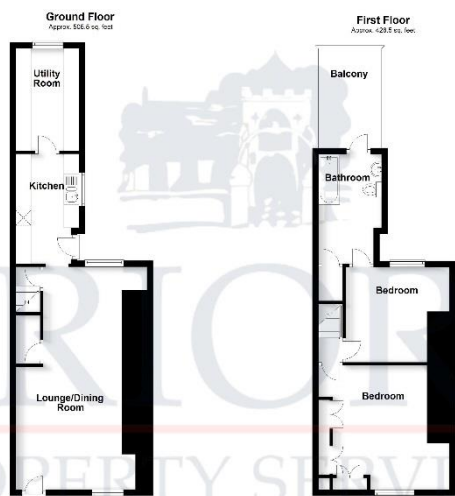
VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Total area: approx. 932.0 sq. feet

Energy Performance Certificate

HM Government

71, New Buildings, Knypersley, STOKE-ON-TRENT, ST8 7QA

Dwelling type: Mid-terrace house Reference number: 9769-2809-7009-9886-6105
 Date of assessment: 11 October 2018 Type of assessment: ROSAP: existing dwelling
 Date of certificate: 11 October 2018 Total floor area: 87 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:	£ 3,696
Over 3 years you could save	£ 999

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 177 over 3 years	You could save £ 999 over 3 years
Heating	£ 3,138 over 3 years	£ 2,310 over 3 years	
Hot Water	£ 305 over 3 years	£ 210 over 3 years	
Totals	£ 3,696	£ 2,697	

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

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 60). 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.

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92-100) A	54	78	(1-10) G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 444
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 108
3. Low energy lighting for all fixed outlets	£35	£ 60

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.gov.uk/energy-guidance 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.