



2 Bedrooms. Semi Detached Bungalow Boasting Pleasant Views Of Biddulph Valley & Biddulph Moor. New Modern Shower Room. L Shaped Lounge/Dining Room. Fitted Kitchen With B.I. Apps. Large Brick Base Pitched Roof Conservatory.



ENTRANCE HALL

Timber effect laminate flooring. Panel radiator. Upvc double glazed door to the side elevation allowing access. Loft access point (Nb. loft houses the gas combination central heating boiler). Doors to principal rooms.

BATHROOM 6' 0" x 5' 6" (1.83m x 1.68m)

Recently modernised suite comprising of a low level .w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap and tiled splash back. Glazed shower cubicle with quality tiled walls, chrome coloured mixer tap with rain head shower above. LED ceiling lights and extractor fan. Feature towel radiator. uPVC double glazed frosted window to the side elevation.

BEDROOM ONE 12' 2" x 10' 8" (3.71m x 3.25m)

Timber effect laminate flooring. Low level power points. Ceiling light point. Panel radiator. uPVC double glazed bow window to the front elevation.

BEDROOM TWO 10' 2" x 8' 2" (3.10m x 2.49m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front elevation.

LOUNGE 14' 8" x 10' 6" *minimum measurement* (4.47m x 3.20m)

Quality timber effect laminate flooring. Wall mounted electric fire with hearth below. Television point. Coving to the ceiling with ceiling light point. Part glazed doors allowing access to the entrance hall and kitchen. Panel radiator. Former cylinder cupboard with slatted shelf. uPVC double glazed sliding patio window and door allowing access and views into the conservatory and great views over towards the Biddulph Valley and towards Biddulph Moor on the horizon.

KITCHEN 10' 0" x 8' 2" (3.05m x 2.49m)

Range of smart fitted eye and base level units, base units having work surfaces above with tiled splash backs. Various power points over the work surfaces. Built in four ring gas hob with separate eye level electric oven. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Good selection of drawer and cupboard space. Recess ideal for fridge freezer. Useful walk-in pantry with double opening louver doors. Quality timber effect laminate floor. Upvc double glazed window and door towards the rear elevation.

BRICK BASE LARGE CONSERVATORY 18' 7" x 9' 8" (5.66m x 2.94m)

Brick base and pitched roof construction. uPVC double glazed windows to both the side and rear elevations, rear allowing fantastic views over the Biddulph Valley and towards Biddulph Moor on the horizon. Attractive tiled floor. Various low level power points. Two panel radiators. uPVC double glazed, double opening French doors allowing access and views to the rear garden.

EXTERNALLY**REAR ELEVATION**

The rear has an enclosed low maintenance flagged and slate gravel patio garden with raised flower bed to one side. Further flagged patio towards the head of the garden. Timber fencing forms the boundaries. Steps lead up to the large rear conservatory. Gated access to the drive. (Nb. part of the garden is proportioned as a carported garage area.

CARPORT/GARAGE AREA

Up-and-over door to the front. Open to one side. Flagged base. Security lighting. Easy access via the tarmac driveway to the side of the bungalow to the front with security lighting and reception lighting to the side canopied entrance.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the roundabout turn left onto 'Congleton Road', past the 'Biddulph Arms'. Turn 2nd left onto 'Mow Lane'. Continue down around the bends then turn right onto 'Essex Drive' and 1st left onto 'York Close'. The property can be clearly identified by our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.

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Biddulph's Award Winning Team





Energy Performance Certificate

18, York Close, Gillow Heath, STOKES-ON-TRENT, ST8 6SE

Dwelling type: Semi-detached bungalow Reference number: 2128-2908-7285-8971-8944

Date of assessment: 22 November 2019 Type of assessment: RdSAP, existing dwelling

Date of certificate: 22 November 2019 Total floor area: 52 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:	£ 1,575
Over 3 years you could save	£ 390

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	
Heating	£ 1,530 over 3 years	£ 1,215 over 3 years	
Hot Water	£ 219 over 3 years	£ 144 over 3 years	
Totals	£ 1,875	£ 1,485	You could save £ 390 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

Very energy efficient - lower running costs

Current: 67 Potential: 87

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 69). 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 Increase loft insulation to 270 mm	£100 - £350	£ 144
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 174
3 Solar water heating	£4,000 - £8,000	£ 75

See page 3 for a full list of recommendations for this property.

Receive advice on what measures you can take to reduce your energy bills, visit www.energyadvice.org.uk or call freephone 0800 444292. The Green Deal may enable you to make your home warmer and cheaper to run.