



**2 Double Bedrooms. Generous Detached True Bungalow
Tastefully Modernised & Situated Within A Very Popular
Residential Location, Close To Greenway Bank Country Park!
New Modern Breakfast Kitchen. New Modern Shower Room.**



ENTRANCE PORCH

uPVC double glazed door to the front elevation. Double opening storm doors to the L-shaped entrance hall.

ENTRANCE HALL

L-shaped. Low level power point. Loft access point. Coving to the ceiling with ceiling light point. Doors to principal rooms.

LOUNGE 14' 10" x 12' 0" (4.52m x 3.65m)

Living flame gas fire set in an attractive tiled surround inset and hearth. Panel radiator. Modern fitted carpet. Low level power points. Wall and ceiling light points. Coving to the ceiling. Feature diamond leaded single glazed window to the side elevation. uPVC double glazed window to the front.

KITCHEN 12' 6" x 11' 10" (3.81m x 3.60m)

Recently fitted modern selection of eye and base level units. Base units having work surfaces above. Various power points across the work surfaces. Stainless steel round bowl sink unit with mixer tap and drainer. Built-in Lamona electric hob with stainless steel circulator fan/light above. Built-in Lamona double electric eye level oven. Plumbing and space for dishwasher. Excellent selection of drawer and cupboard space. Space for fridge. New modern mosaic effect vinyl flooring. Modern Worcester gas combination central heating boiler. Modern panel radiator to one wall. Ceiling light point. Double glazed windows to both the side and rear.

REAR PORCH / UTILITY 6' 5" x 5' 6" (1.95m x 1.68m)

Work surface with plumbing and space for washing machine below. Space for condenser dryer to one side if required. Further space for additional fridge or freezer. Power points over the work surfaces. Mosaic style vinyl flooring. Ceiling light point. Double glazed window to the side. Double glazed double opening french door to the rear.

BEDROOM 1 11' 10" x 9' 10" (3.60m x 2.99m)

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

BEDROOM 2 11' 10" x 9' 10" (3.60m x 2.99m)

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

BATHROOM 7' 10" x 5' 8" (2.39m x 1.73m)

New modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Large walk-in shower cubicle with chrome coloured mixer shower. Ceiling light point. Extractor fan. New vinyl flooring. Chrome coloured panel radiator. Double glazed window towards the rear.

EXTERIOR

The property is approached via a set of double opening gates and original wall forming the boundaries. Leads to a wide flagged driveway that continues down to the side allowing ample off-road parking plus easy access to the garage at the rear. Front garden is mainly laid to lawn with flagged pathway and raised patio towards the entrance. Pedestrian access can be gained from either side of the property to the rear. There is a flagged pathway surrounding the rear of the property. Small lawn garden. Timber fencing forming the boundaries. Hard standing for timber shed or greenhouse. Pre-fabricated single garage at the rear.

VIEWING

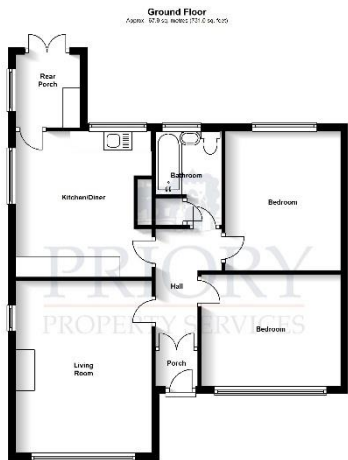
Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!



Biddulph's Award Winning Team





Total area: approx. 67.9 sq. metres (731.0 sq. feet)

We accept no responsibility for any mistakes or omissions contained within this brochure. The brochure is provided as a guide only and should not be relied upon as a guide to the actual property. The brochure is provided as a guide only and should not be relied upon as a guide to the actual property. The brochure is provided as a guide only and should not be relied upon as a guide to the actual property.

Energy Performance Certificate

4, Orme Road, Knypersley, STOKE-ON-TRENT, ST8 7BT

Dwelling type: Semi-detached house Type of assessment: RdSAP existing dwelling

Date of assessment: 24 June 2015 Total floor area: 65 m²

Date of certificate: 24 June 2015

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: £ 5,391

Over 3 years you could save: £ 300

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 125 over 3 years	You could save £ 300 over 3 years
Heating	£ 1,727 over 3 years	£ 1,875 over 3 years	
Hot Water	£ 204 over 3 years	£ 227 over 3 years	
Totals	£ 2,141	£ 2,227	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy used for running appliances like TVs, computers and cookers, and any electricity generated by solar or wind power.

Energy Efficiency Rating

Two energy efficiency ratings are shown: the current rating and the potential rating. 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).

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 (suspended floor)	£800 - £1,200	£ 25*	Yes
2. Low energy lighting for all fixed outlets	£25	£ 65*	Yes
3. Solar water heating	£4,000 - £6,000	£ 87*	Yes

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

*To find out more about the recommended measures and other options, visit www.direct.gov.uk/showpage.do or call 0800 123 1234 (standard rate). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

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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.