



PRIORITY

PROPERTY SERVICES



**5 Bedrooms. Very Large Detached Property Built Circa 1920
With The Benefit Of A Generous Commercial Premises
Providing An Annual Income. Currently A 5 Bedroom Detached
Home With Various Business Opportunities If Preferred.**



New Street Biddulph Moor ST8 7LR

£295,000

ENTRANCE HALL

Panel radiator. Stairs allowing access to the first floor. Original coving to the ceiling with centre ceiling light point. uPVC double glazed window and door towards the front elevation. Door allowing access to the through lounge.

BAY FRONTED THROUGH LOUNGE DINER 24' 0" x 12' 4" (7.31m x 3.76m) maximum

This has an impressive inglenook fire with tiled hearth, inset and chimney breast. Inset lighting. Set between two large brick pillars. Panel radiators. Various low level power points. TV point. Original coving to the ceiling. Wall and ceiling light points. Feature uPVC double glazed window towards the side elevation. uPVC double glazed window to the rear. Attractive walk-in bay with uPVC double glazed window to both the front and side elevations.

SIDE HALL (LEADING TO INNER HALLWAY)

L-shaped. Attractive tiled flooring. Allows access to utility room. Ceiling light points. uPVC double glazed door to the side elevation. Walk-in under-stairs store cupboard.

FAMILY ROOM 10' 10" x 10' 8" (3.30m x 3.25m)

Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window to the side. Door allowing access to the ground floor cloakroom.

GROUND FLOOR W.C. 10' 6" x 5' 6" (3.20m x 1.68m)

Low level w.c. Pedestal wash hand basin. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the side.

DINING KITCHEN 17' 8" x 14' 0" maximum into the recess (5.38m x 4.26m)

Fitted new modern kitchen. Extensive timber effect work surfaces above with matching up-stands. Modern electric hob with modern circulator fan/ light above. Built-in eye level Prima electric oven with stainless steel effect microwave above. One and half bowl sink unit with drainer and mixer tap. Various power points over the work surfaces. Built in fridge and freezer. Large larder pull out cupboard. Prima dishwasher. Modern tile effect flooring. Large high ceiling with ceiling light point. Wall light point. uPVC double glazed window to the side.

UTILITY 7' 2" x 5' 8" (2.18m x 1.73m)

Panel radiator. Plumbing and space for washing machine. Work surfaces above. Ample space for dryer if required. Doors to the inner hallway. Part glazed door allowing access to the rear porch.

REAR PORCH 9' 4" x 6' 10" (2.84m x 2.08m)

Stairwell allowing access to the first floor. uPVC double glazed window and door to the side.

GALLERIED LANDING

Doors to principal rooms. Ceiling light point. uPVC double glazed window to the side. Part glazed door allowing access to the apartment.

BAY FRONTED MASTER BEDROOM 13' 5" minimum to wardrobe fronts x 11' 2" minimum excluding the bay (4.09m x 3.40m)

Original coving. Quality built-in wardrobes. Low level power points. Panel radiator. uPVC double glazed window to the front. Large walk-in bay with uPVC double glazed windows.

BEDROOM 2 12' 4" x 9' 0" (3.76m x 2.74m)

Modern fitted wardrobes with double opening doors. Panel radiator. Ceiling light point. Coving to the ceiling. uPVC double glazed window to the rear.

BEDROOM 3 7' 7" x 7' 6" (2.31m x 2.28m)

L-shaped. Ceiling light point. Low level power points. uPVC double glazed window to the side.

SHOWER ROOM/W.C. 10' 7" x 6' 5" (3.22m x 1.95m)

Large double walk-in shower with wall mounted electric shower. Low level w.c. Pedestal wash hand basin. Panel radiator. Tiled walls. Ceiling light point. uPVC double glazed window to the side. Cylinder cupboard.

APARTMENT BEDROOM 1 12' 0" x 11' 8" (3.65m x 3.55m)

Panel radiator. Low level power points. uPVC double glazed window to the front. Door allowing access to the en-suite

EXTERNALLY

The property has a private driveway for off road parking to the left hand side, which leads onto the low maintenance patio garden to the rear elevation.

DIRECTIONS

Head North along the Biddulph By Pass towards Knypersley Traffic Lights. Turn left onto Park Lane and continue up over the mini roundabout towards Biddulph Moor where the property can be located on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

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Biddulph's Award Winning Team





Energy Performance Certificate

396, New Street, Biddulph Moor, STOKE-ON-TRENT, ST8 7LR
 Dwelling type: Semi-detached house Reference number: 8824-3648-2537-2720-3161
 Date of assessment: 20 July 2020 Type of assessment: RdSAP existing dwelling
 Date of certificate: 21 July 2020 Total floor area: 223 m²

Use this document for:
 • 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:	£ 8,292
Over 3 years you could save:	£ 1,248

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting	£ 452 over 3 years	£ 452 over 3 years
Heating	£ 7,206 over 3 years	£ 6,342 over 3 years
Hot Water	£ 455 over 3 years	£ 207 over 3 years
Totals	£ 8,292	£ 6,994

You could save £ 1,248 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 use by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Energy efficient - lower energy costs	Current	Potential	Energy inefficient - higher energy costs
A (91-100)	D (55-64)	F (2-13)	G (1-10)

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 (range 65-69). 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 - £300	£ 534
2. Floor insulation (suspended floor)	£800 - £1,200	£ 163
3. Low energy lighting for all fixed outlets	£25	£ 117

See page 3 for a full list of recommendations for this property.
 For more information visit www.prioryproperty.com or email info@prioryproperty.com or call telephone 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.