



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Well Presented Mid Terraced Home With Off Road Parking, Enclosed Walled Patio Garden & Further Enclosed Garden To The Rear Elevation. New Modern Fitted Kitchen. Lounge & Separate Dining Room. Viewing Recommended.



19 Newpool Terrace Brown Lees Biddulph ST8 6PE

£129,950

ENTRANCE HALL

Stairs allowing access to the first floor. uPVC double glazed door to the front elevation.

LOUNGE (To The Front) 13' 0" x 10' 10" (3.96m x 3.30m)
Timber effect laminate floor. Panel radiator. Low level power point. Television point. Centre ceiling light point. Access into the dining room. uPVC double glazed window to the front allowing pleasant views up towards Mow Cop on the horizon.

DINING ROOM 14' 2" x 11' 5" (4.31m x 3.48m)
Multi-Fuel burner set in an attractive brick surround and tiled hearth. Timber effect laminate floor. Panel radiator. Walk-in under stairs store cupboard. Centre ceiling light point. uPVC double glazed, double opening French doors allowing access and views to the rear garden. Further door allowing access into the kitchen.

KITCHEN 9' 8" x 7' 4" (2.94m x 2.23m)
New modern selection of fitted eye and base level units, base units having attractive work surfaces above and tiled splash backs. Various power points across the work surfaces. Built in (Cook & Lewis) electric hob with stainless steel effect circulator fan/light above. Built in at eye level (Beko) electric oven and grill combined. Stainless steel effect one and half bowl sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Plumbing and space for dishwasher. Ample space for free-standing fridge or freezer. Vinyl floor. Door to the lounge. Wall mounted (Worcester) gas central heating boiler. uPVC double glazed window towards the side elevation.

FIRST FLOOR - LANDING

Stairs to the ground floor. Loft access point. Doors to principal rooms.

BEDROOM ONE 13' 0" x 10' 10" (3.96m x 3.30m)
Panel radiator. Low level power points. Over-stairs store cupboard. Ceiling light point. uPVC double glazed window allowing pleasant views to the front and pleasant views up towards Mow Cop on the horizon.

BEDROOM TWO 11' 5" x 10' 10" (3.48m x 3.30m)
Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing views to the rear.

FAMILY BATHROOM 10' 2" x 7' 4" (3.10m x 2.23m)
Four piece modern white suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap. Glazed shower cubicle with wall mounted (Bristan) mixer shower. Chrome coloured towel radiator. Vinyl flooring. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via an original brick and stone topped wall allowing access to a forecourted area. Pleasant views over towards the park area and partial views up towards Mow Cop on the horizon.

REAR ELEVATION

The rear has an enclosed Victorian style walled patio garden with Indian Stone flagged patio. Double opening French doors allow access into the lounge. Outbuilding with pitched roof, doors to both the front and sides. Gate allowing access to the rear with gravel parking area edged in block pavers. Gated access to a private lawned garden with timber fencing forming the boundaries and Indian Stone flagged patio towards the head.

DIRECTIONS

Head South along the Biddulph By Pass towards Knypersley Traffic Lights and turn right onto Newpool Road. Proceed over the bridge and continue up the hill to the T junction. Turn left onto Towerhill Road, then fourth left onto Newpool Terrace to where the property can be located on the right hand side via our Priory Property Services board.

VIEWING

Is strictly by appointment via the selling agent.

DO YOU HAVE A PROPERTY TO SELL?

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.



Biddulph's Award Winning Team





Energy Performance Certificate

19, Newpool Terrace, Brown Lees, STOKE-ON-TRENT, ST8 6PE

| | |
|--|---|
| Dwelling type: Mid-terrace house | Reference number: 0348-2825-7023-9826-6345 |
| Date of assessment: 25 February 2016 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 25 February 2016 | Total floor area: 80 m ² |

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: | £ 2,877 |
| Over 3 years you could save | £ 912 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 261 over 3 years | £ 159 over 3 years | <div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 912 over 3 years </div> |
| Heating | £ 2,250 over 3 years | £ 1,644 over 3 years | |
| Hot Water | £ 366 over 3 years | £ 162 over 3 years | |
| Totals | £ 2,877 | £ 1,965 | |

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

Energy Efficiency Rating

| Very energy efficient - lower running costs | Current | Potential | Hot energy efficient - higher running costs |
|---|--|--|---|
| (92 plus) A | <div style="font-size: 2em; font-weight: bold;">63</div> | <div style="font-size: 2em; font-weight: bold;">85</div> | (1-20) G |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |

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).

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 Cavity wall insulation | £500 - £1,500 | £ 327 | ✔ |
| 2 Low energy lighting for all fixed outlets | £25 | £ 81 | ✔ |
| 3 Heating controls (room thermostat) | £350 - £450 | £ 114 | ✔ |

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.