



PRIORITY

PROPERTY SERVICES



4 Double Bedrooms. Exceptionally Well Presented Semi Detached Family Home With Garage, Off Rd Parking & Fantastic Views. Superb Orangery Off The Large 'L' Shaped Through Dining Kitchen/Family Room. En-Suite. Quiet Cul-De-Sac.



69 Briarswood Biddulph ST8 6BW

£235,000

ENTRANCE HALL

Modern composite door to the front elevation. Attractive tiled floor. Recess (ideal for cloaks). Panel radiator. Open spindle staircase allowing access to the first floor. Under stairs store cupboard with light and tiled floor. uPVC double glazed window to the side. Coving to the ceiling with ceiling light points. Door to ground floor W.C.

GROUND FLOOR W.C.

Low level w.c. Wash hand basin with hot and cold taps. Tiled splash back. Panel radiator. Tiled floor. Ceiling light point. uPVC double glazed window to the front elevation.

LARGE 'L' SHAPED THROUGH DINING KITCHEN/FAMILY ROOM 27' 6" x 17' 8" wide, narrowing to 10' 4" in the family room (8.38m x 5.38m)

Excellent selection of bespoke fitted eye and base level units, base units having extensive high gloss work surfaces above with matching upstands. Various power points across the work surfaces and down lighting. (Shaws Classic) Belfast style sink unit with chrome coloured mixer tap. Ample space for large range style cooker with attractive timber mantel above and built in (SMEG) extractor fan/light. Built in (SMEG) dishwasher. Built in (SMEG) washer dryer. Built in fridge and freezer. Excellent selection of drawer and cupboard space, including pan drawers and corner carousel unit. Attractive tiled floor. Panel radiator. Television point. Tall modern radiator with thermostatic control. Large archway leading into the ORANGERY. Coving to the ceiling with ceiling light points. uPVC double glazed window to the front.

ORANGERY 16' 6" x 9' 4" approximately (5.03m x 2.84m)

Modern, clear glass pitched roof construction with attractive inset lighting towards the edges. Tiled flooring. Panel radiator. Low level power points. Easy access to the kitchen via a large archway. Two uPVC double glazed feature windows to the side elevation. uPVC double glazed, double opening sliding doors with side panel windows allowing access and views of the garden, towards the wooded area to the rear.

FIRST FLOOR - LANDING

Open spindle staircase allowing access to the ground floor and second floors. Quality oak flooring. uPVC double glazed window to the side elevation. Coving to the ceiling with ceiling light points. Panel radiator. Low level power points. Doors to principal rooms.

'L' SHAPED LOUNGE 17' 8" x 13' 8" narrowing to 9' 4" (5.38m x 4.16m)

Stove effect electric fire set on an attractive stone hearth with oak mantel above. Low level power points and television point. Panel radiator. Coving to the ceiling with ceiling light point. Two uPVC double glazed windows allowing excellent views over woodland and partial views over towards the playing fields at Gillow Heath.

MASTER BEDROOM 11' 6" minimum measurement to wardrobe fronts x 10' 4" (3.50m x 3.15m)

Quality Oak flooring. Low level power points. Panel radiator. Built in wardrobes with various double opening

doors, side hanging rails and built in storage shelving. Television point. Ceiling light point. Door allowing access to the en-suite. uPVC double glazed window to the front elevation.

EN-SUITE SHOWER ROOM 6' 10" x 6' 10" (2.08m x 2.08m)

Low level w.c. Pedestal wash hand basin with hot and cold taps plus tiled splash back. Glazed shower cubicle with wall mounted mixer shower and part tiled wall. Panel radiator. Tiled floor. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the front elevation.

SECOND FLOOR - LANDING

Stairs allowing access to the first floor landing. Former cylinder cupboard housing the wall mounted modern (Valiant) boiler. Loft access point. Low level power points. Doors to principal rooms.

BEDROOM TWO 10' 4" x 10' 4" (3.15m x 3.15m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the front elevation. Door to a walk-in dressing room.

DRESSING ROOM 7' 0" x 5' 0" approximately (2.13m x 1.52m)

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

BEDROOM THREE 13' 2" x 8' 4" (4.01m x 2.54m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window allowing excellent views over the wooded area, towards Halls Road playing fields and Congleton Edge on the horizon.

BEDROOM FOUR 9' 8" x 9' 0" (2.94m x 2.74m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the rear allowing great views over the wooded area, Halls Road playing fields and Congleton Edge on the horizon.

FAMILY BATHROOM 6' 10" x 5' 6" (2.08m x 1.68m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer shower and separate chrome coloured hot and cold taps. Part tiled splash backs. Panel radiator. Extractor fan. Ceiling light point.

EXTERNALLY

The property is approached via a recently landscaped Indian Stone flagged pathway with steps leading down to the entrance to the property. Lawned garden with well kept gravel shrub borders. Lantern reception light. Flagged gated access down one side of the property towards the rear.

SINGLE GARAGE

Tarmac driveway allowing off road parking for 2 vehicles in tandem. Easy access to the garage. Brick built and pitched roof construction. Up-and-over door to the front elevation. (Nb. garage is located at the head of the cul-de-sac).

REAR ELEVATION

Flagged steps off the orangery allowing access to a mainly laid to lawn garden with further Indian Stone square patio towards the head of the garden. Flower and shrub borders. Timber fencing forms the boundaries. Excellent none estate views over towards the coppice wood and Halls Road playing fields on the horizon.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed North along the by-pass. Proceed through the traffic lights and then turn 1st left onto Briarswood follow the road down to the quieter part of the estate where the property can be clearly identified via our Priory Property Services Board at the head of the cul-de-sac.

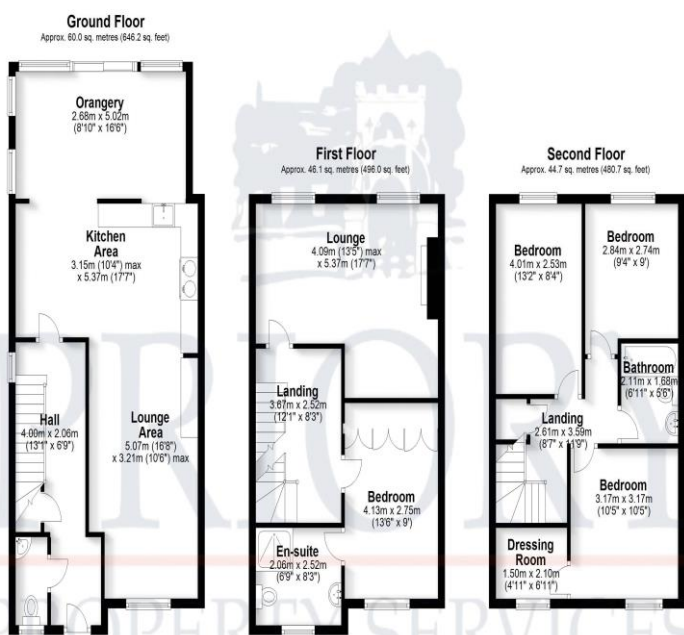
VIEWING

Is strictly by appointment via the selling agent.

LEASEHOLD DETAILS

Leasehold Property: Remainder Of A 999 Year Lease.
Leasehold Fee/Ground Rent: £125.00 Per Annum.
Service Charge £158.20 Per Annum. Please confirm all charges with your legal representative prior to purchase & exchange of contracts.





Energy Performance Certificate



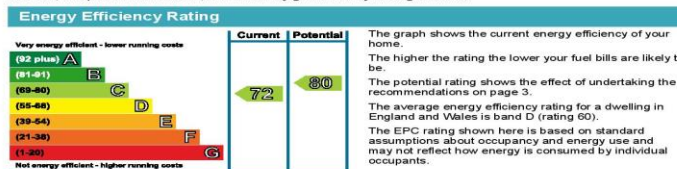
69, Briarswood, Biddulph, STOKE-ON-TRENT, ST8 6BW
 Dwelling type: Semi-detached house Reference number: 8900-7956-5229-7927-4213
 Date of assessment: 25 February 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 February 2019 Total floor area: 151 m²

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:	£ 3,396
Over 3 years you could save	£ 195

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 486 over 3 years	£ 258 over 3 years	
Heating	£ 2,592 over 3 years	£ 2,625 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 3,396	£ 3,201	

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.



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£125	£ 198
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 879

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 4234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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.