



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Stunning Detached Property, Beautifully Modernised Throughout & Offering Lovely Rural Views To The Rear Elevation. Generous Bay Fronted Lounge. Large Extended L Shaped Dining Kitchen. White Bathroom Suite.



Tunstall Road Knypersley Biddulph ST8 7AQ

£189,950

ENTRANCE HALL

uPVC double glazed door to the front elevation. Attractive modern tile floor. Panel radiator. Stairs allowing access to the first floor landing. Ceiling light point.

BAY FRONTED LOUNGE 15' 4" maximum into the bay x 11' 6" (4.67m x 3.50m)

Attractive chimney breast with recess below. TV and telephone points. Panel radiator. Various low level power points. Coving to the ceiling with centre ceiling light point. Doors allowing access to both the dining kitchen at the rear and through to the entrance hall. Attractive walk-in bay with uPVC double glazed windows to the front elevation allowing views to the long front mature garden.

DINING KITCHEN 16' 4" x 14' 8" narrowing to 10' 4" in the dining area (4.97m x 4.47m)

L-shaped. Excellent selection of quality eye and base level units. Base units having extensive modern timber effect work surfaces above. Attractive modern tile splash-backs. Various power points across the work surfaces. Built-in stainless steel 4 ring gas Hotpoint hob. Stainless steel circulator fan/light above. Hotpoint double electric oven below. Excellent selection of drawer and cupboard space. Attractive modern tile floor to the kitchen area. Further base unit area with modern timber effect work surface above and modern tile splash-backs. Power points above. Stainless steel one and half bowl sink with drainer and mixer tap. Built-in fridge and freezer in base units (not side by side) Two panel radiators. New modern carpeting to the dining area. Chimney recess with tiled hearth and timber mantel above. Double opening doors allowing access to a large walk-in larder cupboard with ceiling light point. uPVC double glazed frosted window to the side. Power point. Walk-in laundry area with modern part tiled walls and modern tiled floor. Panel radiator. Plumbing and space for washing machine. Wall mounted Worcester Gas central heating boiler. Ceiling light point. uPVC double glazed frosted window to the side. Rear of the kitchen has a uPVC double glazed bespoke window and matching double opening french doors allowing fantastic views of the landscaped rear garden and open countryside up towards Biddulph Moor on the horizon.

LANDING

Ceiling light point. Loft access point. uPVC double glazed window to the side elevation. Doors to principal rooms.

BEDROOM 1 15' 6" maximum into the bay x 11' 8" (4.72m x 3.55m)

Bay fronted. Two panel radiators. Low level power points. Centre ceiling light point. Useful walk-in over-stairs store cupboard/walk-in wardrobe with panel radiator and uPVC double glazed window to the front. Walk-in bay with uPVC double glazed window to the front elevation.

BEDROOM 2 9' 6" x 9' 0" (2.89m x 2.74m)

Panel radiator. Low level power points. TV point. Centre ceiling light point. Large uPVC double glazed window allowing fantastic views over open countryside and Biddulph Moor and Wicken Stone rocks on the horizon.

BATHROOM 6' 4" x 5' 8" (1.93m x 1.73m)

Three piece white suite comprising of low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Fitted cabinet above with mirror. Panel bath with chrome coloured mixer tap. Mira Sport electric shower above. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

The property is approached by a long flagged driveway allowing ample off road parking. Driveway sweeps out towards the front bay allowing additional parking in front of the bay if required. Good sized mature long lawn garden with well stocked flower and shrub borders. Low level brick wall to one side. Canopied entrance. Wide flagged pathway allowing easy pedestrian access to the rear. Security lighting to the side. The rear has a low maintenance gravel and flagged patio garden over various levels. Steps leading up to the kitchen diner with side panel walls. Hard standing for bin storage area. Further levelled patio towards the base of the garden with timber shed included in the sale. Good selection of mature hedgerows forming the boundaries. Gated access out towards the fields at the rear.

REAR ELEVATION

The rear has a low maintenance gravel and flagged patio garden over various levels. Steps leading up to the kitchen diner with side panel walls. Hard standing for bin storage area. Further levelled patio towards the base of the garden with timber shed included in the sale. Good selection of mature hedgerows forming the boundaries. Gated access out towards the fields at the rear.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed South along the by-pass and through Knypersley traffic lights. Continue up the hill for a short distance to where the property can be clearly identified on the left hand side via our Priory Property Services board.

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

PROPERTY SERVICES

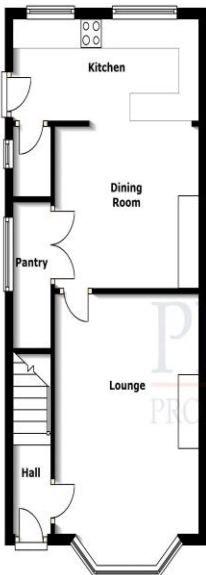
Biddulph's Award Winning Team





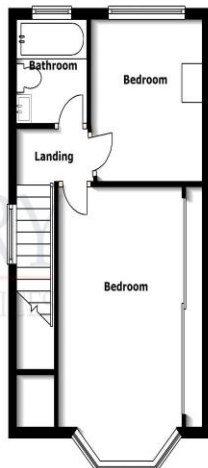
Ground Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



First Floor

Approx. 33.1 sq. metres (355.6 sq. feet)



Total area: approx. 74.4 sq. metres (801.2 sq. feet)

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.

Energy Performance Certificate

225, Tunstall Road, Knypersley, STOKE-ON-TRENT, ST8 7AQ

Dwelling type: Detached house Reference number: 0891-2896-6439-9902-4461
 Date of assessment: 06 July 2012 Type of assessment: EPCAP existing dwelling
 Date of certificate: 06 July 2012 Total floor area: 75 sqm

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:	£3,117
Over 3 years you could save:	£1,362

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£150 over 3 years	£150 over 3 years	
Heating	£2,325 over 3 years	£1,413 over 3 years	
Hot Water	£642 over 3 years	£192 over 3 years	
Totals	£3,117	£1,755	You could save £1,362 over 3 years

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

See energy efficient - lower saving costs

Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
G	H
H	I

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 Increase loft insulation to 270 mm	£100 - £300	£67	Yes
2 Floor insulation	£800 - £1,200	£213	Yes
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£36	Yes

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/havingenergy or call 0800 528 3264 (outside of national days). When the Green Deal launches, it 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.