



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Beautifully Presented Detached True Bungalow Occupying A Larger Than Average Flat South Facing Position. Modern Fitted Dining Kitchen & Shower Room/W.C. + Separate Cloakroom/W.C. uPVC D/G Conservatory. Attached Garage.



Conway Road Knypersley Biddulph

£225,000

L SHAPED ENTRANCE HALL

Modern uPVC double glazed composite door to the front elevation. Timber engineered solid wood flooring. Low level telephone point. Panel radiator. Easy access to the loft. Doors to principal rooms.

BAY FRONTED LOUNGE 16' 5" x 11' 10" (5.00m x 3.60m)

'Living Flame' gas fire set in an attractive modern surround and hearth. Timber engineered solid wood flooring. Television points. Low level power points. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed feature window towards the side elevation. Attractive walk-in bay with uPVC double glazed window to the front.

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

Range of modern fitted eye and base level units, base units having work surfaces over with attractive tiled splash backs. Various power points over the work surfaces. One and half bowl sink unit with drainer and mixer tap. (Electra) slide in gas cooker. Stainless steel effect (Baumatic) fan/light above. Built in (Hotpoint) fridge freezer. Built in dishwasher. Excellent selection of drawer and cupboard space. Attractive tiled floor. Panel radiator. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden.

REAR PORCH

Sliding door allowing access to the attached garage. Ceiling light point. uPVC double glazed door towards the side elevation allowing access to the garden. Further sliding door allowing access to a w.c.

W/C 5' 6" x 2' 9" (1.68m x 0.84m)

Comprising of a low level w.c. Wash hand basin. Tiled floor. uPVC double glazed window to the rear.

GARAGE 17' 6" in length x 8' 5" maximum (5.33m x 2.56m)

Double opening doors to the front elevation. Power and light. Plumbing and space for an automatic washing machine. Ample space for dryer (if required). uPVC double glazed frosted window to the side elevation.

BEDROOM ONE (Bay Fronted) 12' 6" maximum into the bay x 11' 10" (3.81m x 3.60m)

Low level power points. Panel radiator. Coving to the ceiling with ceiling light points. Attractive walk-in bay with uPVC double glazed window to the front.

BEDROOM TWO 10' 8" x 9' 10" (3.25m x 2.99m)

Panel radiator. Low level power points. Ceiling light point. Double opening doors allowing access and views into the conservatory

CONSERVATORY

Brick clad and pitched roof construction. uPVC double glazed windows to both side and rear elevations. Low level power points. Attractive uPVC double glazed, double opening 'French doors' allowing access and views to the garden.

SHOWER ROOM 7' 4" x 5' 10" (2.23m x 1.78m)

Modern 'white' suite comprising of a low level w.c. Wash hand basin with chrome coloured mixer tap. Large shower area with glazed and tiled walls, chrome coloured mixer shower and tray. Attractive tiled walls and floor. Ceiling light point. Chrome coloured radiator. uPVC double glazed frosted window towards the rear elevation.

EXTERNALLY

The property is approached via a sweeping flagged and slate driveway. Flagged driveway continues towards the side allowing ample off road parking and easy access to the garage. Low maintenance garden and offers good size extra parking (if required). Raised flower and shrub beds. Second driveway offers further parking or hard standing for caravan or boat (if required).

REAR ELEVATION

The rear has smart, landscaped good size flagged and gravelled patios, two lawned areas, raised flower and shrub beds. Ample space for timber shed (Nb. shed is to be included in the sale). Summer House (Nb. summer house is included in the sale). Outside water tap. Easy pedestrian access can be gained from either side of the property to the front.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass to Knypersley traffic lights. Continue straight through the lights for a short distance, turning 2nd left onto 'Conway Road'. Continue towards the top to where the property can be located via our 'Priory Property Services' board on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





GROUND FLOOR

APPROX. 91.22 METRES (299.60 FEET)

TOTAL AREA APPROX: 613.00 METRES (2013.00 FEET)

We accept no liability for any mistakes or omissions contained within this document. The location is provided as a guide only and is not intended to be used as a basis for any other transaction. Information and statistics are approximate and are not intended to be used as a basis for any other transaction. Page 10 of 10 of 10 pages.

Energy Performance Certificate

SAP

62, Conway Road, Knypersley, STOKE-ON-TRENT, ST8 7AW

Dwelling type: Detached house/flat Reference number: 6034-6204-6205-4267-5207
 Date of assessment: 23 April 2014 Type of assessment: RUSAP existing dwelling
 Date of certificate: 23 April 2014 Total floor area: 71m²

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: | £ 7,454 |
| Over 3 years you could save: | £ 396 |

| Estimated energy costs of this home | | |
|-------------------------------------|----------------------|----------------------|
| | Current costs | Potential costs |
| Lighting | £ 273 over 3 years | £ 176 over 3 years |
| Heating | £ 1,825 over 3 years | £ 1,725 over 3 years |
| Hot Water | £ 276 over 3 years | £ 145 over 3 years |
| Totals | £ 2,474 | £ 2,046 |

You could save £ 396 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 microgenerators.

Energy Efficiency Rating

Low energy efficient - lower energy costs

| Rating | Current | Potential |
|--------|---------|-----------|
| A | | |
| B | | |
| C | | |
| D | | |
| E | | |
| F | | |
| 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. Floor insulation | £800 - 21,200 | £ 198 | Yes |
| 2. Low energy lighting for all fixed outlets | £50 | £ 120 | Yes |
| 3. Boiler water heating | £4,000 - £8,000 | £ 61 | Yes |

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

For more information about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/whatsinyourenergy 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 upfront 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.