



PRIORY

PROPERTY SERVICES



3 Bedrooms. Modern Mid Town House With Parking To The Rear. Offering Generous Family Accommodation Over 3 Levels. Ground Floor Open Plan Kitchen, Dining Room/Family Room With Patio Doors Allowing Access To The Garden. No Chain!



4 Montreux Walk Biddulph ST8 7FP

£195,000

ENTRANCE HALL

Modern double glazed composite door to the front elevation. Panel radiator. Low level double power point. Turn flight stairs allowing access to the first floor. Ceiling light point. Further door allowing access to the dining kitchen.

GROUND FLOOR CLOAKROOM/W.C. 6' 0" x 4' 10" (1.83m x 1.47m)

Modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Tiled splash back. Wall mounted (Potterton) gas boiler. Panel radiator. Tiled floor. Ceiling light point. uPVC double glazed frosted window to the front elevation.

DINING KITCHEN/FAMILY ROOM 20' 8" x 14' 10", narrowing to 11'10" in the kitchen area (6.29m x 4.52m)

Excellent selection of new modern fitted high gloss eye and base level units, base units having extensive work surfaces above with matching up-stands, extending out into a breakfast bar. Built in stainless steel effect (Hotpoint) four ring gas hob with built in eye level double electric oven. Built in stainless steel effect extractor fan/light above. Built in (Indesit) dishwasher. Excellent selection of drawer and cupboard space, including pan drawers. Built in fridge and freezer. Attractive tiled floor. Fitted LED lighting to the ceiling. Useful under stairs store cupboard. Door allowing access to the hot water cylinder. Carpet to the family area/dining part of the kitchen. Two panel radiators. Low level power points. Centre ceiling light point. uPVC double glazed, double opening French doors with side uPVC double glazed windows to either side of the door allowing views into the garden.

FIRST FLOOR - LANDING

Turn flight stairs allowing access to the ground floor entrance hall. Panel radiator. Low level power points. Ceiling light points. uPVC double glazed window to the front elevation with modern fitted shutters. Open spindle staircase allowing access to the second floor.

LOUNGE 14' 10" x 13' 2" (4.52m x 4.01m)

Two panel radiators. Low level power points. Telephone and television points. Centre ceiling light point. Two uPVC double glazed windows to the rear with modern fitted shutters.

BEDROOM THREE 12' 6" x 8' 10" (3.81m x 2.69m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the front with modern fitted shutters.

SECOND FLOOR - LANDING

Turn flight stairs allowing access to the first floor. Low level power point. Loft access point. Doors to principal rooms. Ceiling light point.

MASTER BEDROOM 13' 2" x 9' 0" (4.01m x 2.74m)

Panel radiator. Low level power points. Built in wardrobes with double opening doors, side hanging rails and storage shelf above. Ceiling light point. Door allowing access to the en-suite. uPVC double glazed window to the rear allowing

partial views up towards Biddulph Moor on the horizon with modern fitted shutters.

EN-SUITE SHOWER ROOM 6' 2" x 5' 8" (1.88m x 1.73m)

Modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Glazed shower cubicle with tiled walls and wall mounted mixer shower. Chrome coloured towel radiator. Attractive tiled floor. LED inset ceiling lights. Extractor fan. Shaving point. uPVC double glazed frosted window to the rear.

BEDROOM TWO - ('L' Shaped) 14' 10" x 10' 2" at its widest point, narrowing to 9' (4.52m x 3.10m)

Panel radiator. Low level power points. Centre ceiling light point. Two uPVC double glazed windows to the front with modern fitted shutters.

FAMILY BATHROOM 6' 8" x 5' 8" (2.03m x 1.73m)

Three piece modern white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and shower attachment. Attractive part tiled walls and tiled floor. Chrome coloured panel radiator. LED inset ceiling lights. Extractor fan.

EXTERNALLY

The property is approached via a flagged pedestrian pathway to a private fore-courted garden with well stocked shrub mulched borders. Flagged pathway to a composite entrance door with reception lighting.

REAR ELEVATION

Small flagged patio area and lawned garden. Timber fencing forms the boundaries. Timber shed. Gated access to the parking area to the rear.

PARKING AREA (To The Rear)

Parking for 2 vehicles in tandem.

ESTATE/SERVICE CHARGE

£156 PER ANNUM for the upkeep of common areas.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass through the traffic lights. At the roundabout turn right and then left onto Thames Drive. Turning first left onto Pennine Way, continue along towards the top and turn left onto Zurich Avenue, the 'Bovis Homes' site, continue along to where the property can be clearly identified via our 'Priory Property Services Board' on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.

NO CHAIN!

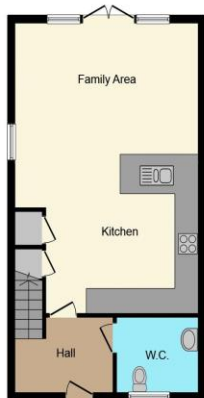


PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Ground Floor



First Floor



Second Floor

Total floor area 159.0 sq. m. (1,711 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

Energy Performance Certificate



4, Montreux Walk, Biddulph, STOKE-ON-TRENT, ST8 7FP

Dwelling type: Mid-terrace house Reference number: 8325-7238-3340-0288-9922
 Date of assessment: 28 August 2015 Type of assessment: SAP, new dwelling
 Date of certificate: 28 August 2015 Total floor area: 109 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:	£ 1,545
Over 3 years you could save	£ 141

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£ 1,014 over 3 years	£ 1,020 over 3 years	
Hot Water	£ 333 over 3 years	£ 186 over 3 years	
Totals	£ 1,545	£ 1,404	You could save £ 141 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 used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Solar water heating	£4,000 - £6,000	£ 144
2. Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 780

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.