



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Modern Semi Detached House With Lounge Diner. Ent. Hall With New Modern Fitted Carpet To Stairs & Landing. A 50% Share Is Being Offered For Sale As Part Of The Shared Ownership Scheme & Local Occupancy Criteria Apply.



18 Zurich Avenue Biddulph ST8 7FA

£70,500 (50% Share)

ENTRANCE HALL

Double glazed door to the front elevation. Quality 'timber effect' laminate flooring. Open spindle staircase allowing access to the first floor with new modern fitted carpet. Panel radiator. Low level double power point. Two ceiling light points. Doors to principal rooms. Useful under stairs store cupboard.

KITCHEN 11' 4" x 8' 2" both measurements are maximum and into the units (3.45m x 2.49m)

Range of quality fitted new eye and base level units, base units having work surface above with attractive matching up-stands. Stainless steel (Hotpoint) four ring gas hob with stainless steel effect circulator fan/light above and stainless steel splash back. (Hotpoint) electric oven and grill combined below. Built in fridge and freezer. Built in (Indesit) washing machine. Good selection of drawer and cupboard space. One eye unit houses the wall mounted (Potterton Promax) gas combination central heating boiler. Quality timber effect vinyl flooring. Panel radiator. Ceiling light point. uPVC double glazed window to the front elevation.

GROUND FLOOR CLOAKROOM/W.C.

Modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and attractive tiled splash back. Quality vinyl 'timber effect' flooring. Centre ceiling light point. Extractor fan.

LOUNGE DINER 14' 6" x 10' 8" (4.42m x 3.25m)

Quality 'timber effect' laminate flooring. Two panel radiators. Low level television point. Low level power points. Two ceiling light points. Two uPVC double glazed windows to the rear. Double glazed door allowing access and views to the rear garden.

FIRST FLOOR GALLERIED LANDING

New modern fitted carpet to the landing with open spindle staircase allowing access to the ground floor. Loft access point with retractable ladder and light. Storage cupboard with side hanging rail and storage shelf above. Low level power points. Centre ceiling light point.

BEDROOM ONE ('L' Shaped) 14' 6" x 9' 2" (4.42m x 2.79m)

Panel radiator. Low level power points. Centre ceiling light point. Two uPVC double glazed windows to the rear elevation.

BEDROOM TWO ('L' Shaped) 14' 6" maximum into the wardrobes x 8' 10" (4.42m x 2.69m)

New fitted wardrobes. Panel radiator. Low level power points. Centre ceiling light point. Two uPVC double glazed windows to the front elevation.

FAMILY BATHROOM ('L' Shaped) 7' 8" x 7' 8" (2.34m x 2.34m)

Three piece modern 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and tiled splash back. Shaving point. Panel bath with chrome coloured hot and cold taps with (Triton T80) electric shower above and shower screen. Modern part tiled splash

backs. Ceiling light point. Vinyl 'timber effect' flooring. Extractor fan.

EXTERNALLY

Tarmacadam driveway to the front with two parking spaces. Outside water tap. Small shrub bed towards the centre. Lantern reception light.

REAR ELEVATION

Flagged patio area. Garden is mainly laid to lawn with further flagged pathway towards the head of the garden where there is a further flagged patio and hard standing for timber shed (Nb. vendors inform us that the shed is included in the sale). Gated, bin access to the rear with useful recess for bin storage. Reception lighting.

TOTAL MONTHLY RENT

Total Monthly Rent (Including Buildings Insurance, Service Charge & Management Fees) - £170.30 including the Estate Charge, which is payable on top of your mortgage each month.

OPEN MARKET VALUE

The 'Open Market' value of this property is £141,000

50% SHARED OWNERSHIP

This property is offered 'For Sale' on a 50% SHARED OWNERSHIP basis with 'Staffordshire Housing Association' owning the other 50% which you will rent from them.

LEASEHOLD

This property is 'Leasehold' (99 year lease).

LOCAL OCCUPANCY ELIGIBILITY CRITERIA

These properties can only be sold to buyers who comply to Staffordshire Moorlands Local Occupancy Eligibility Criteria. If You Have Any Questions About Eligibility Please Call The Office To Have An Informal Chat With A Member Of Our Team.

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, to where the property can be clearly identified on the right hand side via our 'Priory Property Services Board'.

VIEWING

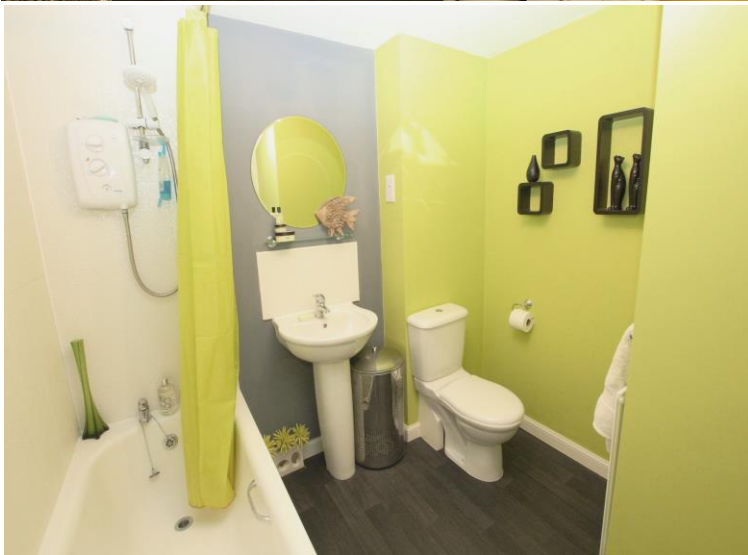
Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!




Biddulph's Award Winning Team





Energy Performance Certificate


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18, Zurich Avenue, Biddulph, STOKE-ON-TRENT, ST8 7FA

Dwelling type: Semi-detached house **Reference number:** 8685-7638-3870-0898-6926
Date of assessment: 28 August 2015 **Type of assessment:** SAP, new dwelling
Date of certificate: 28 August 2015 **Total floor area:** 71 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:	£ 1,137
Over 3 years you could save	£ 135

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 681 over 3 years	£ 684 over 3 years	
Hot Water	£ 306 over 3 years	£ 168 over 3 years	
Totals	£ 1,137	£ 1,002	You could save £ 135 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

Very energy efficient - lower running costs	Current	Potential	
(92-plus) A		96	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs	83		

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	£ 132
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.