



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Modern Link Detached Bungalow Sitting In A Cul-De-Sac. Ent. Hall. New Modern Fitted Kitchen. Generous Lounge Diner. Bedroom 1 With Fitted Wardrobes. Bedroom 2 With Lovely Views & Easy Access Onto The Enclosed Garden.



Clyde Avenue Biddulph

£178,000

ENTRANCE PORCH

Upvc double glazed door and matching uPVC double glazed frosted windows to either side of the door to the front elevation allowing easy access to the driveway. Quality mosaic style tiled floor. Modern double glazed composite door to the entrance hall. Further uPVC double glazed door allowing access into the former garage area.

STOREROOM/WORKSHOP AREA (Former Garage) 17' 4" x 8' 8" at its widest point (5.28m x 2.64m)

Plumbing for washing machine. Panel radiator. Power and light. uPVC double glazed window and door towards the rear.

ENTRANCE HALL

Panel radiator. Useful built in cloaks cupboard with side hanging rail and double opening doors. Coving to the ceiling with ceiling light point. Modern composite door to the side porch. Archway leading into the kitchen. Part glazed door into the lounge diner.

KITCHEN 9' 10" x 8' 8" (2.99m x 2.64m)

New modern fitted range of high gloss eye and base level units, base units having extensive modern work surfaces above with attractive tiled splash backs. Various power points over the work surfaces. Built in (Bosch) four ring gas hob with electric (Bosch) oven below and modern extractor fan/light above. Sink unit with drainer and chrome coloured mixer tap. Excellent selection of drawer and cupboard space, including wine rack and corner pull out drawers. Integrated fridge freezer. Attractive modern vinyl floor. Archway leading to the entrance hall. Plumbing and space for washing machine. uPVC double glazed window to the front elevation.

L SHAPED LOUNGE DINER 18' 8" x 11' 0" at its widest point (5.69m x 3.35m)

Two panel radiators. Television and telephone points. Attractive modern wall mounted electric fire. Coving to the ceiling with two ceiling light points. Part glazed doors allowing access to the entrance hall and inner hallways. uPVC double glazed bow window towards the front elevation allowing pleasant views of the landscaped garden to the front.

INNER HALLWAY

Loft access point (Nb. vendors confirm there is a ladder built in and light point). Former cylinder cupboard now housing the wall mounted modern (Worcester) gas combination central heating boiler. Doors to principal rooms.

BEDROOM ONE (L SHAPED) 12' 2" x 10' 4" approximately (3.71m x 3.15m)

Quality fitted wardrobes with various double opening doors. Built in shelving and side hanging rails. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views of the landscaped rear garden.

BEDROOM TWO 10' 6" x 9' 4" approximately (3.20m x 2.84m)

Quality fitted built in wardrobes with double opening doors and side hanging rails plus over-bed storage. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Attractive uPVC double glazed window and door allowing easy access and views to the rear garden.

SHOWER ROOM 6' 4" x 6' 2" (1.93m x 1.88m)

Modern white suite comprising of a low level w.c. with concealed cistern. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Drawer and cupboard space. Glazed shower cubicle with wall mounted chrome coloured mixer shower. Modern tiled walls. Panel radiator. Extractor fan. uPVC double glazed frosted window to the side elevation.

EXTERNALLY

The property is approached via a sweeping block paved driveway allowing ample off road parking. Front garden is mainly laid to lawn with attractive flower beds. Boundaries are formed by established laurel hedgerows. Outside water tap. Easy access to the side porch.

REAR ELEVATION

The rear has a good size flagged patio that surrounds the property. Door allowing access to the former garage. Large hard standing for timber shed and greenhouse. Towards the head of the garden there is a further timber shed. Garden is extremely well stocked with flower and shrub borders. Timber fencing forms the boundaries.

DIRECTIONS

From the roundabout off Biddulph town centre proceed North along the by-pass. Turn right off the main roundabout and then at the mini roundabout turn left onto Thames Drive. Turn first left onto Pennine Way, then 4th right into Clyde Avenue. Follow the road around to where the property can be clearly identified by our 'Priory Property Services' board

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate

22, Clyde Avenue, Biddulph, STOKE-ON-TRENT, ST8 7HD

Dwelling type: Detached bungalow Reference number: 8105-5414-1022-7027-4603
 Date of assessment: 29 June 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 30 June 2020 Total floor area: 61 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:	£ 2,664
Over 3 years you could save	£ 735

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 150 over 3 years	You could save £ 735 over 3 years
Heating	£ 2,193 over 3 years	£ 1,628 over 3 years	
Hot Water	£ 228 over 3 years	£ 150 over 3 years	
Totals	£ 2,664	£ 1,929	

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

Very energy efficient - lower running costs

Current Rating: D (50)	Potential Rating: B (83)
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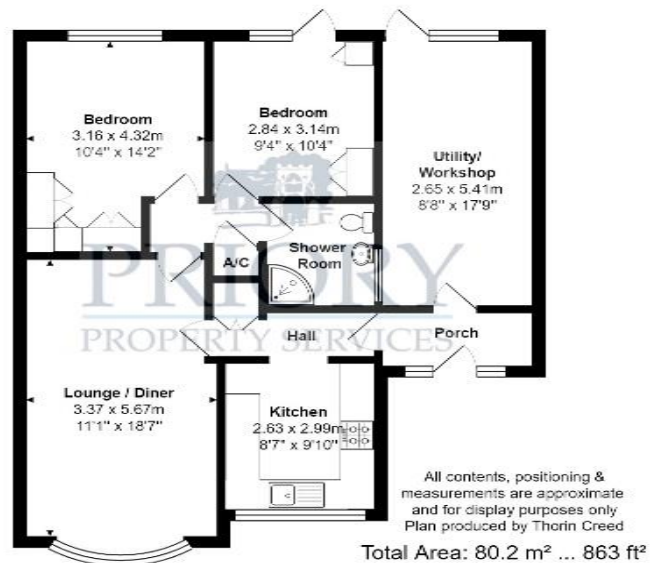
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 50). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 339
2 Floor insulation (solid floor)	£4,000 - £5,000	£ 240
3 Low energy lighting for all fixed outlets	£30	£ 78

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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.