



# PRIORY

PROPERTY SERVICES



**3 Bedrooms. Detached Family Home Extended To The Rear Elevation & Boasting Pleasant Semi Rural Views To The Front Elevation. Large Lounge, Stunning Extended Kitchen & Extended Family Rm/Dining Rm. En-Suite. Dble Det Garage.**



Rudyard Road Biddulph Moor ST8 7JN

£295,000

**ENTRANCE PORCH**

uPVC double glazed windows to the front, rear and side elevations. uPVC double glazed door to the side allowing access from the driveway. Single glazed timber door and window allowing further access into the reception hall.

**RECEPTION HALL**

Open stairwell allowing access to the first floor gallery landing. Panel radiator. Amtico style timber effect modern flooring. Coving to the ceiling with ceiling light point. Low level power point. Doors to principal rooms.

**GROUND FLOOR CLOAKROOM**

Recently modernised suite comprising of low level w.c. with concealed cistern and useful work surface and matching up-stand above. Work surface incorporates a round bowl sink unit with chrome coloured mixer tap. Cupboard space below. Amtico style timber effect flooring. Coving to the ceiling with ceiling light point. Useful under-stairs store cupboard. uPVC double glazed frosted window to the side elevation.

**LOUNGE 17' 4" x 11' 0" (5.28m x 3.35m)**

Living flame gas fire set in an attractive stone surround and stone hearth extending out to a TV plinth. (Note: gas fire is connected via an external cylinder). Two panel radiators. Low level power points. Coving to the ceiling with centre ceiling light point. Two uPVC double glazed windows to the front elevation.

**EXTENDED KITCHEN 22' 8" x 8' 4" (6.90m x 2.54m)**

Excellent selection of quality fitted eye and base level units. Base units having extensive timber effect work surfaces above. Attractive modern tile splash-back with various power points across the work surface. Impressive Italian tiled pattern floor. One and half bowl sink unit with drainer and mixer tap. Recess area with space ideal for range style oven. Belling extractor fan/light above. Built in fridge and freezer. Built in AEG dishwasher. Excellent selection of drawer and cupboard space including pan drawers. Plumbing and space for washing machine. Two pull-out large larder cupboards housing floor mounted oil central heating boiler with slatted shelves above. Doors allowing access to the reception hall and dining room. High level uPVC double glazed window to one side. uPVC double glazed window to the rear allowing fantastic views of the long established lawn garden to the rear. uPVC double glazed door allowing access to the garden. Panel radiator.

**EXTENDED DINING ROOM 22' 6" x 8' 6" (6.85m x 2.59m)**

Two panel radiators. Various low level power points. Doors allowing access to both the reception hall and kitchen. Two uPVC double glazed feature windows to one side. Wall and ceiling light points. Coving to the ceiling. uPVC double glazed sliding patio door and window allowing access to and excellent views of the established rear garden.

**LANDING**

Stairs allowing access to the ground floor reception hall. Cylinder cupboard with slatted shelf above. Loft access point. uPVC double glazed frosted window to the side. Doors to principal rooms.

**BEDROOM 1 11' 10" x 11' 0" (3.60m x 3.35m)**

Excellent selection of quality fitted wardrobes with various double opening doors, double side hanging rails. Extending out to a large dressing table with cupboard and drawer space below. Matching bed side cabinets. Coving to ceiling with inset ceiling light point. uPVC double glazed window to the front allowing pleasant views out to the front. Archway leading to the en-suite shower room.

**EN-SUITE SHOWER ROOM 11' 0" x 5' 4" (3.35m x 1.62m)**

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Fitted mirror with shelf and light above. Shaving point. Glazed shower cubicle with wall mounted Aqualisa mixer shower. Large built-in wardrobes with side hanging rails and shelving. Panel radiator. Half tiled wall. Vinyl floor to the shower area. Inset ceiling light. uPVC double glazed window to the front.

**BEDROOM 2 10' 0" x 8' 8" minimum (3.05m x 2.64m)**

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the rear elevation allowing excellent views of the long established rear garden.

**BEDROOM 3 7' 4" excluding the entrance recess area x 7' 0" (2.23m x 2.13m)**

Entrance recess area. Panel radiator. Built in wardrobe with side hanging rail and storage shelf above. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear allowing excellent views of the long established rear garden.

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

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Panel bath with chrome coloured tap and shower attachment. Aqualisa mixer shower above. Glazed shower screen. Chrome coloured panel radiator. Shaving point. Quality part tiled walls. uPVC double glazed frosted window to the side elevation.

**EXTERNALLY** 19' 2" x 15' 10" widest point (5.84m x 4.82m) GARAGE

Property is approached via a dropped kerb allowing easy access to a long tarmac driveway. Front garden is mainly laid to lawn with established hedgerows and shrubs forming the boundaries. Tarmac driveway continues down towards the side of the property allowing extensive off road parking and easy vehicle access to the double garage to the rear. Lantern reception light. Easy access to the side porch-way. Further parking pull-in/hardstanding concrete area that runs to the side of the garage for additional storage. Timber gate allowing access to the private gardens. Garage is a brick built construction. Flat roof. Power and light. uPVC double glazed window to the side. Solid timber door to the side elevation allowing access to the garden. Electrically operated roller door to the front. The rear of the property has a good sized flagged patio area and enjoys the majority of the all day to late evening sun. To one side an elevated flower bed. Easy access to the property with lantern reception light. Secure gated access to the driveway. Indian stone flagged steps leading to a pathway to the side of the garage. Extensive long mature lawn garden. Well stocked flower and shrub borders. Flagged pathway continues to the rear of the garage allowing access to the oil storage tank. External power socket. Rear garden has two large lawns. Mixture of timber fencing and established hedgerows forming the boundaries. Established trees.

**VIEWING**

Is strictly by appointment via the selling agent.







**Energy Performance Certificate**

32, Rudyard Road, Biddulph Moor, STOKE-ON-TRENT, ST8 7JN

Dwelling type: Detached house      Reference number: 8876-7425-4940-2464-4902  
 Date of assessment: 04 May 2016      Type of assessment: RdSAP existing dwelling  
 Date of certificate: 05 May 2016      Total floor area: 100 m<sup>2</sup>

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:	£ 4,098
Over 3 years you could save	£ 1,185

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 195 over 3 years	
Heating	£ 2,846 over 3 years	£ 2,445 over 3 years	
Hot Water	£ 822 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 4,098</b>	<b>£ 2,913</b>	<b>You could save £ 1,185 over 3 years</b>

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**

Energy Efficiency Rating	Current	Potential
100-91	A	A
81-61	B	B
51-41	C	C
31-21	D	D
21-11	E	E
1-10	F	F
0-10	G	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). 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 Flat roof or sloping ceiling insulation	£950 - £1,500	£ 111
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 369
3 Increase hot water cylinder insulation	£15 - £30	£ 84

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

**For more advice on what measures you can take to reduce your energy bills, visit [www.simpleenergytricks.org.uk](http://www.simpleenergytricks.org.uk) or call Freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.**