



**2 Bedrooms. Beautifully Presented Semi Detached Stone Cottage. Lounge With Log Burner & Sep. Dining Rm. New Fitted Kitchen & New Luxury Bathroom Suite With Separate Shower & Feature Bath. Off Rd Parking To Rear & Landscaped Gardens.**



**ENTRANCE HALL**

uPVC double glazed frosted door towards the front elevation. Stairs allowing access to the first floor landing and bedrooms one and two. Small storage cupboard housing the electric meter. Ceiling light point.

**LOUNGE** 11' 6" x 10' 8" (3.50m x 3.25m)

Multi-fuel burner set in an attractive brick chimney breast with stone tiled hearth. Panel radiator. Low level power points. Television point. Centre ceiling light point. uPVC double glazed window towards the front elevation.

**DINING ROOM** 11' 5" x 10' 10" maximum into the chimney recess (3.48m x 3.30m)

Panel radiator. Low level power points. Telephone point. Centre ceiling light point. Door allowing access to the breakfast kitchen. Further door to the entrance hall. uPVC double glazed windows to both the side and front elevations.

**BREAKFAST KITCHEN** 10' 8" x 9' 8" (3.25m x 2.94m)

New modern selection of quality fitted eye and base level units, base units having attractive 'real wood' work surfaces, tiled splash backs and various power points over. 'Belfast' sink with chrome coloured mixer tap. Built in (CDA) stainless steel effect four ring gas hob with stainless steel effect circulator fan/light above. (CDA) stainless steel effect electric oven and grill combined below. Good selection of drawer and cupboard space. Built in (Bosch) dishwasher. Pull-out corner drawer set. Centre ceiling light point. Ample space for free-standing fridge or freezer. Panel radiator. Attractive tiled floor. Door to a walk-in pantry with tiled floor, shelving, ceiling light point and uPVC double glazed window to the side. uPVC double glazed window to the rear allowing pleasant views of the garden. uPVC double glazed frosted door to the side allowing access out to the rear.

**FIRST FLOOR - LANDING**

Doors to principal rooms. Ceiling light point.

**BEDROOM ONE** 11' 8" x 11' 2" (3.55m x 3.40m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the front elevation allowing partial views up towards 'Mow Cop' on the horizon.

**BEDROOM TWO** 11' 10" x 10' 10" approximately (3.60m x 3.30m)

Panel radiator. Low level power points. Ceiling light point. Door to over-stairs store cupboard with loft access point, recess for storage and uPVC double glazed window to the front. Back into the bedroom there is further loft access point and uPVC double glazed window to the front.

**BATHROOM** 10' 0" x 9' 8" approximately (3.05m x 2.94m)

Luxury modern suite comprising of a low level w.c. with concealed cistern. Round bowl wash hand basin with chrome coloured mixer tap, set in an attractive 'tile styled' vanity unit with storage space below. Fitted illuminated mirror above with shaving point. Modern floor mounted bath with chrome coloured mixer tap and shower attachment. Large walk-in shower area with chrome coloured mixer shower and rain shower head above. Large glazed shower screen. Quality tiled walls and flooring. Two chrome coloured towel radiators. Cupboard housing the wall mounted (Worcester Bosch) gas central heating boiler. Inset LED lighting. Extractor fan. uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property is approached via the original stone walling with attractive stone gate posts. Gate allows access to a block paved pathway to the front entrance with lantern reception light. Front garden has low maintenance gravel and block paved patio areas. High level privet hedging forms the boundary. Block paved and gravelled patio continues to the side.

**SIDE ELEVATION/PARKING**

The side elevation has gravelled off road parking for approximately 2 vehicles. Attractive dry-stone wall to one side with privet hedging forming the boundaries. Dry-stone wall with heavy timber gate allows pedestrian access to the private rear garden. PLEASE NOTE: Parking and vehicle access is a shared access with the neighbour off 'Smithy Lane'.

**REAR ELEVATION**

The rear has a landscaped garden with stone flagged patio area that surrounds the rear of the property, allowing easy pedestrian access. Garden is mainly laid to lawn and edged in stone pavers. Attractive dry-stone wall to one side with gated access to the side driveway. Raised small shrub beds. Mixer of timber fencing, brick walling and stone walling form the boundaries.

**BRICK BUILT OUTHOUSE**

Brick built small outhouse towards the head of the garden with pitched tiled roof and timber door.

**DIRECTIONS**

From the main roundabout off 'Biddulph town centre' proceed North along the by-pass. Take the first exit off the roundabout onto 'Congleton Road' and proceed for a short distance to where the property can be clearly identified by our 'Priory Property Services Board' on the right hand side.

**VIEWING**

Is strictly by appointment via the selling agent.





## Biddulph's Award Winning Team







Energy Performance Certificate

HM Government

142, Congleton Road, Biddulph, STOKE-ON-TRENT, ST8 6QL

Dwelling type: Semi-detached house

Reference number: 8918-8624-5530-3374-0906

Date of assessment: 04 April 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 04 April 2018

Total floor area: 75 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: £ 3,081

Over 3 years you could save £ 1,149

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 2,601 over 3 years	£ 1,551 over 3 years	
Hot Water	£ 309 over 3 years	£ 210 over 3 years	
Totals	£ 3,081	£ 1,932	You could save £ 1,149 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

Very energy efficient - lower running costs

(92-100) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

57

33

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 Internal or external wall insulation	£4,000 - £14,000	£ 918
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 132
3 Solar water heating	£4,000 - £6,000	£ 102

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Ground Floor

Approx. 35.4 sq. metres (413.4 sq. feet)

Kitchen

Dining Room

Lounge

First Floor

Approx. 37.1 sq. metres (399.2 sq. feet)

Bathroom

Landing

Bedroom

Bedroom

Total area: approx. 75.5 sq. metres (812.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

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.