



3 Bedrooms. *** CASH BUYERS ONLY *** Link Detached Bungalow Occupying A Larger Than Average Plot With Generous Family Accommodation. In A Popular None Estate Position & With No Upward Chain. Long Driveway & Garage.



ENTRANCE PORCH

uPVC double glazed window to the front elevation. uPVC double glazed door and window to the side. Long inner hallway with additional uPVC double glazed door allowing access into the rear garden. Ceiling light point. Timber single glazed door and window allowing access into the reception hall.

RECEPTION HALL

Open stairs to the first floor. Cloaks cupboard. Wall and ceiling light point. Panel radiator. Doors to principal rooms.

BREAKFAST KITCHEN 12' 8" x 11' 4" (3.86m x 3.45m)

Range of fitted eye and base level units, base units having work surfaces above. One and half bowl sink unit with drainer and mixer tap. Ample space for slide-in gas cooker (currently a Cannon gas cooker). Ample space for free standing fridge or freezer. Drawer and cupboard space. Panel radiator. Ceiling light point. Wall mounted gas central heating boiler. uPVC double glazed window to the rear. uPVC double glazed door to the side. Archway leading into the dining area off the kitchen.

DINING/LIVING ROOM 11' 10" x 11' 6" (3.60m x 3.50m)

Panel radiator. Door to the entrance hall. Ceiling light point. uPVC double glazed, double opening French doors allowing access and views to the rear garden.

BATHROOM 7' 0" minimum measurement x 6' 2" (2.13m x 1.88m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin. Panel bath. Tiled walls and floor. Cylinder cupboard. Panel radiator. uPVC double glazed frosted window to the side elevation.

LOUNGE 14' 10" x 12' 8" (4.52m x 3.86m)

Gas fire. Panel radiator. Low level power points. Both wall and ceiling light points. uPVC double glazed window to the front allowing pleasant views over the garden and beyond.

BEDROOM ONE 13' 0" x 11' 10" (3.96m x 3.60m)

Panel radiator. Double opening doors allowing access to a large wardrobe. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation allowing pleasant views.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor reception hall. Built in storage cupboards. Ceiling light point. Doors to bedrooms 2 and 4

BEDROOM TWO 15' 0" x 12' 10" (4.57m x 3.91m)

Panel radiator. Walk-in wardrobe with side hanging rail. Ceiling light point. uPVC double glazed window to the front allowing pleasant views. (Nb. some restricted head height in this room).

BEDROOM THREE 13' 4" x 11' 6" (4.06m x 3.50m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear. (Nb. some restricted head height in this room).

EXTERNALLY

The property is approached via a long tarmacadam driveway allowing ample off road parking and access to the garage at the side. Front garden is mainly laid to lawn over two levels with established shrubs and plants to the borders. Pathway continues across the front over a large flagged patio area to the left hand side.

SIDE ELEVATION (To The Left)

Large flagged patio area at the side with raised flower and shrub beds.

REAR ELEVATION

Flagged patio area off the kitchen and dining/living room. Rear garden is mainly laid to lawn with large flagged patio areas, raised flower and shrub borders. Rear of the garage has a uPVC double glazed door allowing easy access from the garden. Large flagged patio area and hard standing for timber shed.

GARAGE

Up-and-over door to the front elevation. uPVC double glazed door allowing easy access to the garden. Cold water tap.

VIEWING

Is strictly by appointment via the selling agent.

NO CHAIN



Biddulph's Award Winning Team





12 Halls Road Gillow Heath Biddulph ST8 6DB









Energy Performance Certificate

12, Halls Road, Biddulph, STOKE-ON-TRENT, ST8 6DB

 Reference number:
 9468-4019-7268-6461-1944

 Type of assessment:
 RdSAP, existing dwelling

 Total floor area:
 89 m²

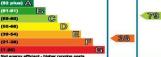
 Dwelling type:
 Detached bungalow
 Reference number:
 946

 Date of assessment:
 16
 August 2019
 Type of assessment:
 84

 Date of certificate:
 16
 August 2019
 Total floor area:
 89

 Use this document to:
 Compare current raings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:			£ 4,983	
Over 3 years you could save			£ 2,610	
Estimated energy costs of this home				
	Current costs	Potential costs	Potential future savings	
Lighting	£ 321 over 3 years	£ 192 over 3 years	You could save £ 2,610 over 3 years	
Heating	£ 4,119 over 3 years	£ 1,965 over 3 years		
Hot Water	£ 543 over 3 years	£ 216 over 3 years		
Totals	£ 4,983	£ 2,373		
These figures show how much water and is not based on ene like TVs, computers and cooke Energy Efficiency Ra	rgy used by individual hou rrs, and electricity generat	iseholds. This excludes ener ed by microgeneration.	rrent energy efficiency of your	
Very energy efficient - lower running costs (92 plus) A		home. The higher the rating the	lower your fuel bills are likely t	
(81-91)	-79	be.	ws the effect of undertaking the	



erage energy efficiency rating for a dwelling in id and Wales is band D (rating 60). here is based on stan upancy and energy us row is consumed by i

Recommended measures	Indicative cost	Typical savings over 3 years
Room-in-roof insulation	£1,500 - £2,700	£ 1,083
2 Cavity wall insulation	£500 - £1,500	£ 234
Floor insulation (solid floor)	£4,000 - £6,000	£ 234

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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.