



PRIORITY

PROPERTY SERVICES



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.**



12 Halls Road Gillow Heath Biddulph ST8 6DB

£125,000

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 tarmac 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



PRIORY
PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate HM Government

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

Dwelling type: Detached bungalow	Reference number: 9468-4019-7268-6461-1944
Date of assessment: 16 August 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 August 2019	Total floor area: 89 m ²

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:	£ 4,983
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	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save £ 2,610 over 3 years </div>
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 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

	Current	Potential	
(92 plus) A			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.
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Very energy efficient - lower running costs</small>	38	79	<small>Not energy efficient - higher running costs</small>

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

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

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.