



PRIORY

PROPERTY SERVICES



Four Bedrooms. Smart Semi Detached Three Storey Versatile Family Home Within A Popular Residential Location & Within Easy Reach To Local Schools & Amenities. Enclosed, Landscaped Garden To The Rear. Driveway & Garage.



18 Briarswood Biddulph ST8 6BW

£174,950

GROUND FLOOR**ENTRANCE HALL**

uPVC double glazed window and door to the front elevation. Turn flight staircase allowing access to the first floor. Under stairs storage cupboard. Panel radiator. Door allowing access to the garage. Ceiling light points.

INTEGRAL GARAGE 17' 2" x 8' 2" (5.23m x 2.49m)

Up-and-over door towards the front elevation. Power and light.

GROUND FLOOR SHOWER ROOM/W.C.

Low level w.c. Pedestal wash hand basin. Tiled shower cubicle with glazed door and wall mounted chrome coloured mixer shower. Extractor fan. Ceiling light points. Panel radiator.

UTILITY ROOM 8' x 5' 6" (2.44m x 1.68m)

Base unit with work surface above. Tiled splash back. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Space for dryer (if required). Panel radiator. Ceiling light. uPVC double glazed windows to the rear. Double glazed door allowing access to the rear.

BEDROOM FOUR/FAMILY ROOM 11' 6" x 9' 4" (3.51m x 2.84m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed, double opening 'french doors' allowing access and views to the rear garden.

FIRST FLOOR**LANDING**

Panel radiator. Stairs allowing access to both ground floor and 2nd floor. Coving to the ceiling with ceiling light point. Two uPVC double glazed windows to the front.

THROUGH LOUNGE 23' 5" x 11' narrowing to 9' (7.14m x 3.35m)

Two panel radiators. Low level power points. Telephone and television points. Coving to the ceiling with ceiling light point. Door allowing access into the kitchen. uPVC double glazed window to the front. uPVC double glazed window to the rear.

KITCHEN 10' 4" x 8' (3.15m x 2.44m)

Range of smart modern fitted eye and base level units, base units having work surfaces over and tiled splash backs. Built in stainless steel effect four ring (Electrolux) gas hob with built in stainless steel effect (Hotpoint) double electric oven with grill (Nb. vendor informs us that the oven is only 18 months old). Plumbing and space for dishwasher (Nb. dishwasher is to be included in the sale. Drawer and cupboard space. Ample space for free-standing fridge or freezer. Stainless steel one and half bowl sink unit with drainer and mixer tap. Ceiling light point. Panel radiator. uPVC double glazed window to the rear elevation.

SECOND FLOOR LANDING

Stairs to the first floor landing. Loft access point. Panel radiator. Doors to principal rooms. Low level power points. Door allowing access to the walk-in boiler room housing the floor mounted (Glow-Worm) gas central heating boiler (Nb. Vendor informs us that the boiler is only 1 year old).

BEDROOM ONE 12' 10" x 8' 8" (3.91m x 2.64m)

Low level power point. Television point. Panel radiator. uPVC double glazed window to the rear.

BEDROOM TWO 10' 4" x 7' 8" (3.15m x 2.34m)

Low level power points. Panel radiator. Ceiling light point. uPVC double glazed window to the front.

BEDROOM THREE 8' 4" x 7' 5" (2.54m x 2.26m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the rear.

BATHROOM 10' 2" maximum x 5' 10" approximately (3.1m x 1.78m)

Three piece 'white' suite comprising of a low level w.c. and wash hand basin. Panel bath with chrome coloured mixer shower over and glazed shower screen. Attractive tiled splash backs. Ceiling light point. Extractor fan. Panel radiator. uPVC double glazed frosted window towards the front elevation.

EXTERNALLY

The property is approached via a tarmac driveway allowing off road parking with easy access to the integral garage. Well maintained lawned garden with mature shrubs. Canopied entrance to the front elevation. Pedestrian access can be gained from the left hand side to the rear.

REAR ELEVATION

The rear has a large timber decked area and lawned garden with well kept mature shrub borders and trees. Timber fencing forms the boundaries.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. Proceed through the traffic lights and then turn 1st left onto Briarswood. Turn right to where the property can be clearly identified via our 'Priory Property Services Board' on the right hand side.

VIEWING

Is strictly by appointment via the agent.

NO UPWARD CHAIN!**LEASEHOLD DETAILS**

Leasehold Property: Remainder Of A 999 Year Lease. Ground Rent: £125.00 Per Annum. Service Charge £156.00 Per Annum. Please confirm all charges with your legal representative prior to exchange of contracts.



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Biddulph's Award Winning Team





Energy Performance Certificate

18, Briarswood, Biddulph, STOKE-ON-TRENT, ST8 6BW

Dwelling type: Mid-terrace house Reference number: 9088-4029-6205-4668-3900
 Date of assessment: 18 May 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 20 May 2018 Total floor area: 102 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:	£ 2,142
Over 3 years you could save	£ 162

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	
Heating	£ 1,557 over 3 years	£ 1,485 over 3 years	You could save £ 162 over 3 years
Hot Water	£ 357 over 3 years	£ 267 over 3 years	
Totals	£ 2,142	£ 1,980	

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

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 Party wall insulation	£300 - £600	£ 72
2 Solar water heating	£4,000 - £8,000	£ 93
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 837

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

GROUND FLOOR
APPROX. 441.8 SQ. FEET

FIRST FLOOR
APPROX. 108.9 SQ. FEET

SECOND FLOOR
APPROX. 103.1 SQ. FEET

TOTAL AREA: APPROX. 1253.6 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.