



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Stunning Three Storey Family Home With Lovely Views To The Rear. Large Entrance Hall. Modern Fitted Dining Kitchen With B.I. Apps. Master Bed With En-Suite & Built In Wardrobes. G.F W.C. & Family Bathroom. Integral Garage.



Fairfax Close Biddulph ST8 6ER

£189,950

RECEPTION HALL

uPVC double glazed door to the front elevation. Open spindle staircase allowing access to the first floor. Useful under-stairs store cupboard. Panel radiator. Quality Tuscan solid wood flooring. Coving to the ceiling with ceiling light point. Low level power point. Door to the ground floor cloakroom.

GROUND FLOOR CLOAKROOM

Low level w.c. Wash hand basin with hot and cold taps. Useful cloaks rack. Panel radiator. Extractor fan. Ceiling light point.

FAMILY ROOM 11' 8" maximum into the recess x 8' 2" (3.55m x 2.49m)

Quality Tuscan solid wood flooring. Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. Door allowing access to the utility room. Further door to the reception hall. uPVC double glazed double opening french doors with side panel windows allowing access and excellent views to the landscaped rear garden.

UTILITY ROOM

Range of fitted eye and base level units. Base units having work surfaces above. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Wall mounted Vallant gas combination central heating boiler. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed door allowing access to the rear garden. Door allowing access to the integral garage.

INTEGRAL GARAGE 16' 10" x 8' 2" (5.13m x 2.49m) approx.

Up and over door to the front elevation. Power and light.

FIRST FLOOR LANDING

Open spindle staircase to the ground and second floor. Panel radiator. Ceiling light point. uPVC double glazed window towards the front elevation.

DINING KITCHEN 18' 2" x 8' 4" (5.53m x 2.54m)

Excellent selection of new modern fronted eye and base level units. Base units having extensive high gloss work surfaces above. Attractive tile splash-backs and various power points over the work surfaces. Built-in four ring stainless steel gas hob. Electrolux stainless effect oven and grill combined below. Extractor fan/light above. Stainless steel sink unit with drainer. Ample space for fridge under the units. Good selection of drawer and cupboard space. Panel radiator. Low level power points. Coving to the ceiling with two ceiling light points. Double opening doors allowing access into the lounge. uPVC double glazed window. uPVC double glazed double opening french doors to a juliet style balcony allowing excellent views of the landscaped rear garden and Biddulph Valley over towards Congleton Edge on one side and Biddulph Moor to the other.

LOUNGE 13' 10" x 11' 6" (4.21m x 3.50m)

Two panel radiators. Low level power point. TV point. Coving to the ceiling with centre ceiling light point. Double opening doors allowing access into the dining kitchen. Door to the

landing. Two uPVC double glazed windows to the front elevation.

SECOND FLOOR LANDING

Turn-flight stairs to the first floor. Low level double power point. Loft access point. Doors to principal rooms.

MASTER BEDROOM 12' 10" x 10' 0" (3.91m x 3.05m)

Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. Built-in wardrobes with sliding fronts. Door allowing access to the en-suite. Two uPVC double glazed windows allowing excellent views out towards the front.

EN-SUITE

Low level w.c. Wash hand basin set in an attractive vanity unit with large work surface above. Tile splash-back. Fitted mirror. Shaving point. Glazed shower cubicle with tiled walls, glazed door and chrome coloured mixer shower. Extractor fan. Ceiling light point. uPVC double glazed frosted window to the front.

BEDROOM 2 8' 6" x 8' 5" (2.59m x 2.56m) approx.

Panel radiator. Low level power point. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear.

BEDROOM 3 9' 6" x 7' 6" (2.89m x 2.28m)

Panel radiator. Low level power point. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear.

FAMILY BATHROOM 9' 6" x 4' 8" (2.89m x 1.42m)

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Panel bath with chrome coloured mixer tap and shower attachment. Panel radiator. Part tiled walls. Extractor fan. Ceiling light point. uPVC double glazed frosted window to the side elevation.

EXTERIOR FRONT

The property is approached via a tarmac driveway allowing off-road parking. Flagged pathway to a canopied entrance. Well stocked flower and shrub borders to both sides of the driveway. Easy secure gated pedestrian access down one side of the property to the rear.

EXTERIOR REAR

Landscaped garden with good size flagged patio area. Low maintenance meandering pathways and gravelled borders with well stocked flower and shrub borders. Towards the head of the garden is a further flagged patio area. Timber fencing forming the boundaries. Small timber shed.

DIRECTIONS

From our High Street offices proceed North along the (A527) turning left after the 'cenotaph' into 'Walley Street' then 2nd right onto 'Fairfax Close', following the road down to where the property can be located via our 'Priory Property Services Board'. Viewing is strictly by appointment via the selling agent.

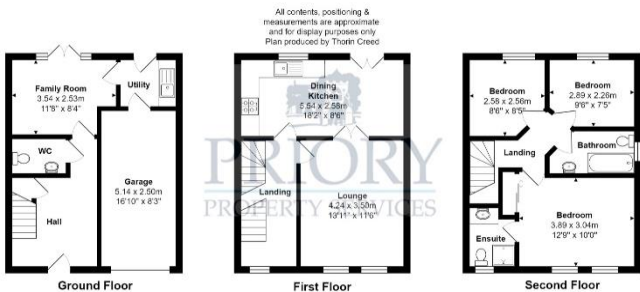


PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Total Area: 117.5 m² ... 1264 ft²

Energy Performance Certificate

30, Fairfax Close, Biddulph, STOKE-ON-TRENT, ST8 6ER
 Dwelling type: end-terrace house Reference number: 8835-7723-3320-3770-0922
 Date of assessment: 20 July 2015 Type of assessment: RGAP, existing dwelling
 Date of certificate: 20 July 2015 Total floor area: 104 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: | £ 2,667 |
| Over 3 years you could save | £ 480 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--|
| Lighting | £ 375 over 3 years | £ 201 over 3 years | |
| Heating | £ 1,908 over 3 years | £ 1,758 over 3 years | |
| Hot Water | £ 384 over 3 years | £ 228 over 3 years | |
| Totals | £ 2,667 | £ 2,187 | You could save £ 480 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



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

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-------------------|------------------------------|
| 1 Low energy lighting for all fixed outlets | £ 65 | £ 144 |
| 2 Replace boiler with new condensing boiler | £ 2,200 - £ 3,000 | £ 228 |
| 3 Solar water heating | £ 4,000 - £ 6,000 | £ 108 |

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 telephone 0800 444222. 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.