



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Semi Detached Family Home Within A Quiet Cul-De-Sac Location. Modern Fitted Breakfast Kitchen, Lounge & Dining Room. First Floor Family Bathroom. Attached Garage. Enclosed Generous Rear Garden. Viewing Recommended.



10 Royce Avenue Knypersley Biddulph ST8 6SH

£149,950

ENTRANCE PORCH

Brick base and flat roof construction. uPVC double glazed windows to both the front and side elevations. uPVC double glazed door to the side allowing access. Lantern reception light. Original door allowing access into the lounge.

LOUNGE 15' 6" x 14' 6" maximum into the stairs (4.72m x 4.42m)

'Living Flame' gas fire set in an attractive timber surround with marble effect inset and hearth. Television and telephone points. Two panel radiators. Open stairs allowing access to the first floor. Coving to the ceiling with center ceiling light point and wall light points. Useful under stairs recess. Door allowing access into the breakfast kitchen. uPVC double glazed bow window towards the front elevation.

BREAKFAST KITCHEN 14' 6" x 8' 4" (4.42m x 2.54m)

Excellent selection of modern fitted eye and base level units, base unit having 'high gloss' work surfaces above. Various tiled splash backs. Stainless steel sink unit with drainer and mixer tap. Space for slide-in electric oven with (Candy) stainless steel effect circulator fan/light above. Good selection of drawer and cupboard space. Plumbing and space for washing machine. Space for dryer under the units. Plumbing and space for dishwasher. Ample space for free-standing fridge or freezer. Tiled floor. Wall mounted (Baxi) gas central heating boiler. Ceiling light points. Door allowing access into the dining room off the kitchen. Two uPVC double glazed windows allowing pleasant views of the garden and uPVC double glazed door to the rear allowing access.

DINING ROOM (Off The Rear Of The Garage) 11' 6" x 9' 2" (3.50m x 2.79m)

Door allowing access to the kitchen. Timber effect laminate flooring. Further door allowing access to the garage. Power points. Ceiling light point. uPVC double glazed window and door towards the rear.

ATTACHED GARAGE 13' 4" x 9' 8" at its widest point (4.06m x 2.94m)

Up-and-over door to the front. Flat roof construction. Window to the side elevation. Power and light.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor lounge. Loft access point. Coving to the ceiling with ceiling light point. uPVC double glazed window to the side allowing pleasant views over 'Brown Lees'.

BEDROOM ONE 14' 0" x 7' 10" (4.26m x 2.39m)

Timber exposed laminate flooring. Low level power points. Panel radiator. Ceiling light point. uPVC double glazed window towards the front elevation allowing pleasant views of the cul-de-sac.

BEDROOM TWO 10' 2" x 7' 10" (3.10m x 2.39m)

Timber exposed flooring. Low level power points. Panel radiator. Ceiling light point. uPVC double glazed window allowing views of the rear garden.

BEDROOM THREE ('L' Shaped) 9' 4" maximum into the entrance recess x 6' 4" (2.84m x 1.93m)

Timber exposed flooring. Over-stairs store cupboard with slatted shelves. Panel radiator. Ceiling light point. uPVC double glazed window to the front.

BATHROOM 6' 4" x 6' 0" (1.93m x 1.83m)

Three piece suite comprising of a low level w.c. Wash hand basin with chrome colored mixer tap. Corner bath with chrome colored hot and cold taps, (Creda) electric shower over the bath with shower rail and curtain. Tiled walls. Tiled floor. Panel radiator. Ceiling light points. uPVC double glazed window to the rear.

EXTERNALLY

The property is approached via a tarmac driveway edged in block pavers that meanders out towards the front of the property, allowing for additional parking plus easy access to the canopied entrance and attached garage. Low maintenance lawn garden to the front.

REAR ELEVATION

The rear has a good size flagged patio area surrounding a raised flower border, edged in bricks. Low maintenance graveled border to one side. Garden is mainly laid to lawn. Timber fencing forms the boundaries.

DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights', turn right onto 'Newpool Road' over the bridge. Turn left onto 'Lyneside Road' then take the 6th right hand turning into 'Royce Avenue' where the property can be located via our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.





Ground Floor

Approx. 55.2 sq. metres (594.1 sq. feet)

First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



Total area: approx. 87.6 sq. metres (943.3 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.

Energy Performance Certificate



10, Royce Avenue, Knypersley, STOKE-ON-TRENT, ST8 6SH

Dwelling type: Semi-detached house Reference number: 8595-0915-8429-1907-0933
 Date of assessment: 09 November 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 09 November 2017 Total floor area: 75 m²

Use this document to:

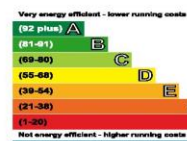
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,907
Over 3 years you could save	£ 711

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 156 over 3 years	You could save £ 711 over 3 years
Heating	£ 2,205 over 3 years	£ 1,827 over 3 years	
Hot Water	£ 462 over 3 years	£ 213 over 3 years	
Totals	£ 2,907	£ 2,196	

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	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 153	✓
2 Low energy lighting for all fixed outlets	£30	£ 72	✓
3 Heating controls (room thermostat)	£350 - £450	£ 138	✓

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 or call 0500 123 1234 (standard national rate). 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.