



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Stunning, Extended Semi Detached House Within The Popular 'Knypersley' Area, Great For Local Schools & Amenities. Stunning Dining Kitchen With French Doors & Views To The Rear Garden. Utility Area To Rear Of Garage.**



**8 Farnham Drive Brown Lees Biddulph ST8 6TB**

**£169,950**

**ENTRANCE PORCH**

Quality composite, double glazed door to the front elevation. Low level power point. Coving to the ceiling with inset ceiling lights and LED light. Further door allowing access into the lounge.

**'L' SHAPED LOUNGE 15' 6" x 14' 6" (4.72m x 4.42m)**

'Living Flame' gas fire set in a modern 'high polished stone' fire surround with matching inset and hearth. Television and telephone points. Two panel radiators. Useful under stairs storage cupboard. Open spindle staircase allowing access to the first floor landing. Low level power points. Coving to the ceiling with both wall and ceiling light points. uPVC double glazed bow window towards the front elevation allowing pleasant views of the landscaped gardens to the front. Further door allowing access to the extended dining kitchen at the rear.

**EXTENDED DINING KITCHEN 19' 4" x 14' 6", narrowing to 13' 6" (5.89m x 4.42m)**

Excellent selection of 'bespoke' fitted eye and base level units, base units having extensive work surfaces above, attractive tiled splash backs and various power points across the work surfaces. Built in stainless steel (Stoves) five ring gas hob with (Elica) circulator fan/light above. Built in (Stoves) double oven below, top oven is electric with built in grill, bottom is a gas oven. Excellent selection of drawer and cupboard space. Built in (Baumatic) dishwasher. Built in side-by-side fridge and freezer. Quality large tiles to the floor. Cornice to the ceiling with built in inset lighting. Sink unit with chrome coloured mixer tap. Door allowing access to the lounge. High level television point. Modern panel radiator with thermostatic control. uPVC double glazed, double opening 'French doors' with side panel windows allowing access and excellent views of the impressive landscaped rear garden. Further door to the attached garage/utility to the rear of the garage.

**FIRST FLOOR - LANDING**

Open spindle staircase allowing access to the ground floor. Low level power point. Loft access point (Nb. vendors inform us that the loft has a retractable built in loft ladder, light and partially boarded). uPVC double glazed window to the side elevation. Coving to the ceiling with centre ceiling light point.

**BEDROOM ONE 14' 0" x 8' 2" (4.26m x 2.49m)**

Quality 'timber effect' laminate flooring. Panel radiator. Low level power points and television point. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac and beyond.

**BEDROOM TWO 10' 2" x 8' 0" (3.10m x 2.44m)**

Quality 'timber effect' laminate flooring. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the rear allowing pleasant views of the landscaped gardens and partial views up towards 'Biddulph Moor' on the horizon.

**BEDROOM THREE 'L' SHAPED 9' 8" maximum into the entrance recess area x 6' 2" (2.94m x 1.88m)**

Quality 'timber effect' laminate flooring. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Former cylinder cupboard with double opening doors and slatted shelf. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac and beyond.

**FAMILY BATHROOM 6' 0" x 6' 0" (1.83m x 1.83m)**

Modern three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured hot and cold taps, chrome coloured mixer shower over the bath with glazed shower screen. Modern tiled walls and floor. Panel radiator. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property is approached via a set of double opening gates and low level brick walling forms the front and side boundaries. Smart block paved driveway meanders around towards the front with canopied entrance, inset lighting and reception lighting. Garden is mainly laid to lawn with well kept flower and shrub borders.

**SIDE ELEVATION**

Block paved driveway continues to the side where there is additional parking and access to the attached garage.

**ATTACHED GARAGE 20' 10" x 7' 2" (6.35m x 2.18m)**

Pitched roof construction with up-and-over door to the front elevation. Security lighting. uPVC double glazed door allowing easy access to the rear. UTILITY AREA to the rear of the garage with fitted eye and base level units, base units having work surface above, chrome coloured sink unit with mixer tap. Plumbing and space for washing machine. Space for dryer (if required).

**REAR ELEVATION**

The rear has a good size flagged patio off the dining kitchen and lawned garden. Steps lead up to an elevated feature flagged patio area, set behind attractive railway type sleepers. Lawned gardens to either side and rear. Timber fencing forms the boundaries.

**DIRECTIONS**

Head South along the 'Biddulph By Pass' towards Knypersley Traffic Lights. Turn right at the lights onto Newpool Road, continue over the bridge and turn left into Lyneside Road. Continue around the bend, towards the top, taking the 7th right hand turning into Farnham Drive, where the property can be clearly identified by our Priory Property Services Board.

**VIEWING**

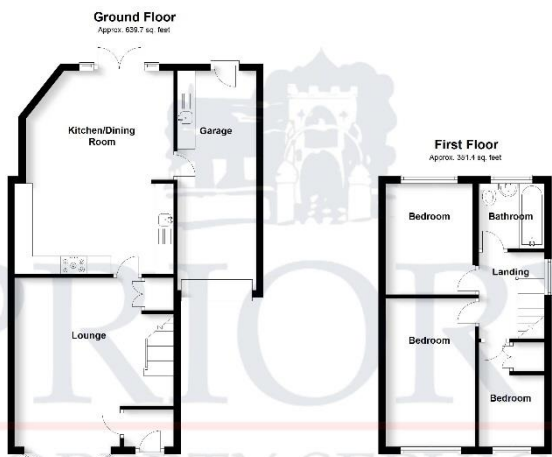
Is strictly by appointment via the selling agent.



**PRIORY**  
PROPERTY SERVICES

Biddulph's Award Winning Team





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

8, Farnham Drive, Brown Lees, STOKE-ON-TRENT, ST8 6TB  
 Dwelling type: Semi-detached house Reference number: 7409-0071-7235-3128-3000  
 Date of assessment: 30 May 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 30 May 2018 Total floor area: 78 m<sup>2</sup>

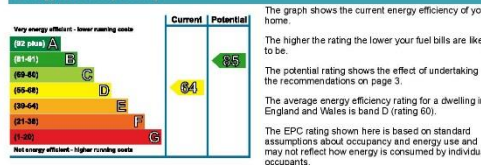
Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient  
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,613
Over 3 years you could save	£ 822

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 165 over 3 years	
Heating	£ 1,947 over 3 years	£ 1,425 over 3 years	
Hot Water	£ 336 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,613</b>	<b>£ 1,791</b>	

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 Cavity wall insulation	£500 - £1,500	£ 252
2 Party wall insulation	£300 - £800	£ 87
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 93

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](http://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.

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.