



PRIORITY

PROPERTY SERVICES



3 Bedrooms. GREAT LOCATION - With Open Green Spaces Surrounding The Area. Link Detached Family Home. G.F. W.C. L Shaped Lounge & L Shaped Extended Fitted Kitchen With Utility Room Off. Sep Dining Room & Conservatory. No Chain!



Crofter Close Biddulph ST8 6SR

£220,000

ENTRANCE HALL

uPVC double glazed door to the front elevation. Ceiling light point. Doors allowing access to the lounge and ground floor w.c.

GROUND FLOOR W.C.

Low level w.c. with concealed cistern. Wash hand basin set in a vanity unit with cupboard space below. Chrome coloured hot and cold taps. Ceiling light. Extractor fan. uPVC double glazed frosted window to the front. Chrome coloured panel radiator.

LOUNGE 15' 8" x 15' 8" maximum into the bay narrowing to 10' (4.77m x 4.77m)

L-shaped. Living flame gas fire set in an attractive timber surround with decorative tiled inset and hearth. Panel radiator with thermostatic control. Various low level power points. TV and telephone points. Wall and ceiling light points. Coving to the ceiling. Doors allowing access to both the dining room and entrance hall. Attractive walk in bay with uPVC double glazed window to the front and side allowing pleasant views of the cul-de-sac.

DINING ROOM

Quality timber effect laminate flooring. Open spindle staircase allowing access to the first floor. Useful under-stairs shelf with pull-out shelf/storage unit below. Panel radiator. Low level power points. Coving to ceiling with ceiling light point. Double opening single glazed french doors and side panel windows allowing access and views into the conservatory.

CONSERVATORY (Off the Dining Room) 14' 2" x 9' 0" (4.31m x 2.74m)

Brick base construction with sloped roof. Panel radiator. Quality timber effect laminate floor. Low level power points. Wall light point. uPVC double glazed windows to both the side and rear elevations. uPVC double glazed double opening french doors allowing access and views to the rear.

KITCHEN 16' 0" x 12' 10" narrowing to 5' 5" (4.87m x 3.91m)

L-shaped. Quality selection of high gloss eye and base level units. Base units having extensive work surfaces above with tile splash-backs. Down lighting. Various power points above the work surface. Ample space for slide in electric or gas cooker. Stainless circulator fan/light above. Stainless steel sink unit with drainer and mixer tap. Excellent selection of drawer and cupboard space. Good size breakfast bar. Ample space for a fridge under the units. Plumbing and space for a dishwasher. Ceiling light points. Two uPVC double glazed windows to the rear. uPVC double glazed door allowing access to the rear garden.

UTILITY ROOM 6' 2" x 7' 10" (1.88m x 2.39m)

Fitted eye units and work surface below. Plumbing and space for washing machine. Space for dryer. Ample space for fridge freezer if required. Ceiling light point. Door to the kitchen. Further door to the integral garage.

LANDING

Open staircase allowing access to the ground floor dining room. Low level power point. Bi-folding doors to the cylinder

cupboard with wall mounted modern Glow Worm gas central heating boiler above. Ceiling light point. Loft access with retractable ladder allowing easy access to the loft. Doors to principal rooms. uPVC double glazed window to the side.

BEDROOM 1 15' 8" maximum into the wardrobes x 9' 10" (4.77m x 2.99m)

Quality fitted wardrobes to the majority of one wall with double opening doors. Side hanging rails. Matching bed-side cabinets and dressing table. Panel radiator. Coving to the ceiling with ceiling light point. Two uPVC double glazed windows to the rear allowing pleasant views of the garden.

BEDROOM 2 8' 6" x 10' 0" (2.59m x 3.05m)

Quality fitted wardrobes with double opening doors. Over bed storage cabinets. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the front elevation allowing pleasant views of the cul-de-sac.

BEDROOM 3 7' 0" x 10' 0" (2.13m x 3.05m)

Panel radiator. Built in wardrobes with double opening doors. Over bed storage cabinets. Bed side drawer set. uPVC double glazed window to the front. Coving to the ceiling with ceiling light point.

FAMILY BATHROOM 6' 2" x 5' 4" (1.88m x 1.62m)

Three piece white suite comprising a low level w.c. with concealed cistern with work surface above. Wash hand basin set in an attractive vanity unit with cupboard space below. Chrome coloured mixer tap. Shower bath with chrome coloured mixer tap. Chrome coloured mixer shower over the bath. Glazed shower screen. Modern tiled walls and floor. LED inset ceiling lights. uPVC double glazed frosted window to the side elevation. Chrome coloured panel radiator.

EXTERNALLY

Property is approached by a sweeping tarmac driveway allowing for additional pull-in at the front. Ample off road parking. Easy access to the garage. Canopied entrance. External power point on the side of the property. Lantern reception light. Front garden is mainly laid to lawn with a mature tree to the centre.

REAR ELEVATION

Rear has a good size flagged patio area directly off the kitchen and to the side of the conservatory. Patio area meanders up to the side boundary. Mainly laid to lawn with a useful timber shed towards the head of the garden, with both power and light. External power points on the front of the shed. Timber fencing forming the boundary with a good selection of mature shrubs and young trees.

GARAGE 14' 4" x 8' 0" approx. (4.37m x 2.44m)

Double opening doors to the front. Power and light.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed straight across the roundabout onto (Haydon Park), 'Dorset Drive'. Continue down turning 3rd left onto Crofter Close where the property can be clearly identified on the left hand side via our Priory Property Services Board.

NO CHAIN!



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Ground Floor
Approx. 814.4 sq. feet

First Floor
Approx. 411.6 sq. feet



Total area: approx. 1226.0 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 Planitup.

Energy Performance Certificate

11, Crofter Close, Biddulph, STOKE-ON-TRENT, ST8 6SR

Dwelling type: Detached house Reference number: 8920-7223-7710-9159-6276
 Date of assessment: 31 July 2020 Type of assessment: RuSAP existing dwelling
 Date of certificate: 31 July 2020 Total floor area: 114 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: | £ 3,174 |
| Over 3 years you could save: | £ 456 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|-----------------------------------|
| Lighting | £ 402 over 3 years | £ 246 over 3 years | You could save £ 456 over 3 years |
| Heating | £ 2,361 over 3 years | £ 2,217 over 3 years | |
| Hot Water | £ 411 over 3 years | £ 255 over 3 years | |
| Totals | £ 3,174 | £ 2,718 | |

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 |
|---------|-----------|
| | |

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 69). 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 Floor insulation (under floor) | £4,000 - £9,000 | £ 171 |
| 2 Low energy lighting for all fixed outlets | £35 | £ 141 |
| 3 Solar water heating | £4,000 - £9,000 | £ 144 |

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.strokeyenergyadvice.org.uk or call telephone 0800 644522. 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.