



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Quiet Location With Easy Commuting To Motorways & City Centre. Mid Town House With GARAGE & Parking. Ent. Hall. Mod. Fitted Dining Kitchen. Through Lounge. F.F. Bathroom With Shower Cubicle & Sep. W.C. No Chain!



8 Finch Place Brindley Ford ST8 7RE

£120,000

GROUND FLOOR**ENTRANCE HALL**

Built in storage cupboard. Stairs to the first floor with NEW modern fitted carpets. uPVC double glazed window and door towards the front elevation.

DINING KITCHEN 17' 10" x 10' 2" narr. to 8'2" (5.44m x 3.1m)

Modern selection of fitted eye and base level units, base units having 'high polished' work surfaces over and tiled splash backs. Built in four ring gas hob with electric oven below and circulator fan above. One and half bowl sink unit with drainer and mixer tap. Plumbing and space for dishwasher. Plumbing and space for washing machine. Tiled floor. Built in storage cupboard. Panel radiator. Ceiling light point. uPVC double glazed leaded effect windows to both the front and rear elevations.

REAR HALLWAY

Under stairs storage cupboard. uPVC double glazed door to the rear.

THROUGH LOUNGE 17' 10" x 9' 10" (5.44m x 3m)

New modern fitted carpet. Living flame gas fire set in an attractive timber surround with marble effect inset and hearth. Panel radiator. Ceiling light point. uPVC double glazed bow window to the front. uPVC double glazed, double opening 'French doors' towards the rear.

FIRST FLOOR**LANDING**

New modern fitted carpet. Loft access point. Formally the cylinder cupboard housing the wall mounted gas combination central heating boiler.

BEDROOM ONE 10' 2" x 9' 8" (3.1m x 2.95m)

Panel radiator. Built in storage cupboard. Ceiling light point. uPVC double glazed window to the front.

BEDROOM TWO 10' 2" x 9' 2" (3.1m x 2.79m)

Panel radiator. Ceiling light point. uPVC double glazed window to the front.

BEDROOM THREE 7' 6" x 6' 8" (2.29m x 2.03m)

uPVC double glazed window to the rear. Built in cupboard.

SEPARATE W.C.

Modern low level w.c. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the rear.

BATHROOM

Modern white suite comprising of a corner bath and wash hand basin set in a vanity unit. Shower cubicle with tiled walls, glazed door and wall mounted electric shower. Modern chrome coloured towel radiator. Part tiled walls. Inset ceiling lights. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a lawned garden with timber fencing forming the boundaries and flagged pathway allowing easy access to the property.

REAR ELEVATION

The rear has a flagged, walled patio garden with secure gated access to the rear garage and parking.

DIRECTIONS

Head North along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. Continue through the lights towards 'Brindley Ford', turning right after the 'New Black Bull' public house onto 'Bull Lane'. Turn 2nd left into 'Handley Street' and 1st left into 'Finch Place' where the property can be located on the left hand side via our 'Priory Property Services Board'.

GARAGE

Up-and-over door. Power and light. Parking for approximately 3 cars.

VIEWING

Is strictly by appointment via the agent.

NO UPWARD CHAIN!**DO YOU HAVE A PROPERTY TO SELL?**

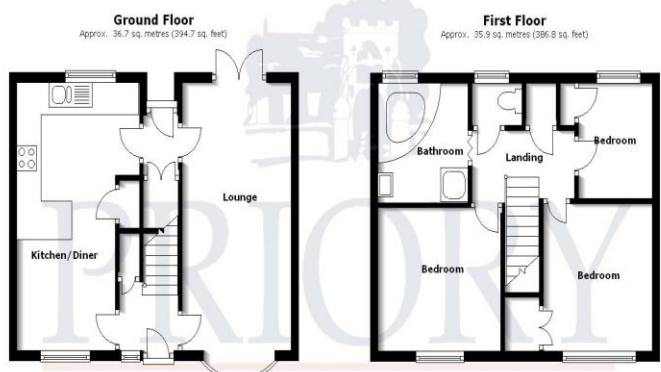
When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.



Biddulph's Award Winning Team





Energy Performance Certificate HM Government

8, Finch Place, Brindley Ford, STOKE-ON-TRENT, ST8 7RE
 Dwelling type: Mid-terrace house Reference number: 8803-6897-6329-6926-7163
 Date of assessment: 21 September 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 September 2018 Total floor area: 78 m²

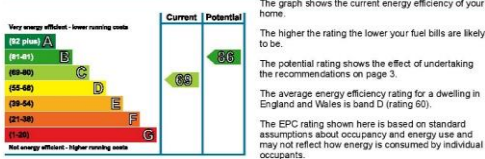
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,235
Over 3 years you could save	£ 513

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 165 over 3 years	
Heating	£ 1,791 over 3 years	£ 1,413 over 3 years	
Hot Water	£ 234 over 3 years	£ 144 over 3 years	
Totals	£ 2,235	£ 1,722	

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. Party wall insulation	£300 - £600	£ 120
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 108
3. Low energy lighting for all fixed outlets	£20	£ 39

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

Total area: approx. 72.6 sq. metres (781.5 sq. feet)

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.