



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Traditional End Town House Conveniently Situated Close To The Local Town Centre, Schools & Amenities. Through Lounge & Generous Fitted Kitchen. Rear Porch, G.F. Bathroom/W.C. Garden To The Rear Elevation.



Albert Street Biddulph ST8 6DT

£108,000

THROUGH LOUNGE DINER 26' 6" x 11' 8" at its widest point (8.07m x 3.55m)

uPVC double glazed window and door towards the front elevation. Quality 'timber effect' laminate flooring throughout. Two panel radiators. 'Living Flame' gas fire set in an attractive surround with tiled inset and hearth. Further attractive fire surround in the dining area. Television and telephone points. Various low level power points. Wall light points. Door allowing access to the kitchen. uPVC double glazed window allowing pleasant views to the rear. Open stairwell to the first floor.

KITCHEN 17' 8" x 5' 8" (5.38m x 1.73m)

Fitted range of base level units, base units having extensive work surfaces above with attractive tiled splash backs. Various power points over the work surfaces. Stainless steel one and half bowl sink unit with drainer and mixer tap. Space for gas/electric cooker. Drawer and cupboard space. Plumbing and space for an automatic washing machine. Space for dryer to the side. Ample space for free-standing fridge or freezer. Tiled floor. Panel radiator. Centre ceiling light point. uPVC double glazed window towards the side elevation.

REAR PORCH

Upvc double glazed door towards the side elevation. Ceiling light point. Slight recess for cloaks.

GROUND FLOOR BATHROOM/W.C. 6' 4" x 5' 8" (1.93m x 1.73m)

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

FIRST FLOOR - LANDING

Panel radiator. Loft access point. Doors to principal rooms. Stairs allowing access to the ground floor.

BEDROOM ONE 15' 6" maximum into recess x 11' 0" (4.72m x 3.35m)

Built in storage cupboard. Low level power points. Panel radiator. Centre ceiling light point. Two uPVC double glazed windows to the front elevation.

BEDROOM TWO 0' 0" x 0' 0" (0.00m x 0.00m)

Panel radiators. Wall mounted (Potterton) gas central heating boiler. Low level power points. Ceiling light points. Upvc double glazed windows to the rear. Television point.

EXTERNALLY

The front has a walled forecourt area allowing access to the property.

SMALL POTTING SHED**REAR ELEVATION**

The rear has a good size concrete patio off the kitchen with raised shrub bed to one side. High level wall adds to a high degree of privacy. Gated pedestrian access down one side of the property to the front. Outside water tap. Reception lighting. Steps lead down to a good size flagged patio area with access to a timber decked area and hard standing for greenhouse (Nb. greenhouse is included in the sale). Small fishpool. Timber fencing forms the boundaries.

DIRECTIONS

From our High Street offices proceed North along the (A527) Congleton Road. Turn right onto 'John Street' and immediate left onto 'Albert Street', continue for a short distance to where the property can be located on the left hand side

VIEWING

Is strictly by appointment via the selling agent.

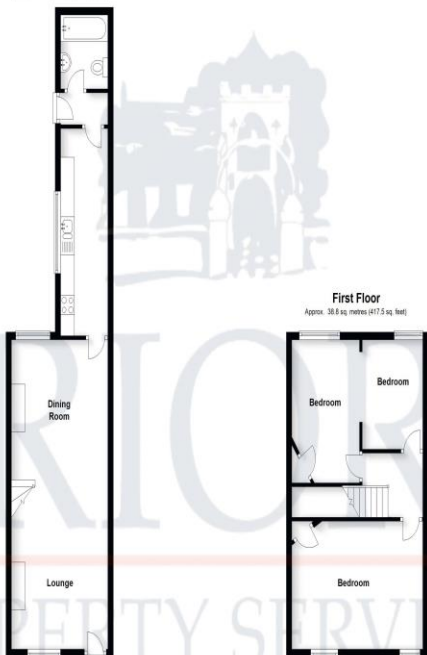


PRIORY

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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

HM Government

78, Albert Street, Biddulph, STOKE-ON-TRENT, ST8 6DT

Dwelling type: End-terrace house Reference number: 0855-2822-7164-9103-8685
 Date of assessment: 02 June 2017 Type of assessment: RUSAP existing dwelling
 Date of certificate: 02 June 2017 Total floor area: 82.2m²

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:	£ 4,716
Over 3 years you could save	£ 2,274

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£258 over 3 years	£185 over 3 years	
Heating	£4,137 over 3 years	£2,091 over 3 years	You could save £ 2,274 over 3 years
Hot Water	£321 over 3 years	£218 over 3 years	
Totals	£4,716	£2,492	

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.

Very energy efficient - lower rating scale	Current	Potential
(95-100) A+		
(85-95) A		
(75-85) B		
(65-75) C		
(55-65) D	41	70
(45-55) E		
(35-45) F		
(25-35) G		
(15-25) H		
(5-15) I		
Not energy efficient - higher rating scale		

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. Flat roof or sloping ceiling insulation	£650 - £1,500	£ 225	
2. Cavity wall insulation	£500 - £1,500	£ 318	
3. Internal or external wall insulation	£4,000 - £14,000	£ 1,131	

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 553 3334 (standard national rate). The Green Deal only enables you to make your home warmer and cheaper to run.

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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.