



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Immaculately Presented & Fully Modernised Semi Detached With Fantastic Field Views To Rear. Large Ent. Hall. Lounge With French Doors & Large Archway Into Dining Room. Modern Fitted Kitchen. Family Bathroom. No Chain!



21 Moorland Road Mow Cop ST7 4LT

£149,950

ENTRANCE HALL

Quality timber effect modern laminate floor. Useful under stairs storage recess. Ceiling light point. Panel radiator. Low level power point. uPVC double glazed door to the front elevation. Turn flight stairs allowing access to the first floor. Doors to principal rooms.

KITCHEN 10' 0" maximum into the entrance recess x 7' 2" maximum into units (3.05m x 2.18m)

Excellent selection of new modern fitted high gloss, eye and base level units, base units having extensive high polished work surfaces with various power points across. Modern tiled splash backs. Stainless steel sink unit with mixer tap. Built in stainless steel effect (Russell Hobs) four ring gas hob with (Whirlpool) circulator fan/light above. Built in (Whirlpool) electric modern oven below. Good selection of drawer and cupboard space. Plumbing and space for a dishwasher. Corner carousel unit. Ample space for free-standing fridge or freezer. Quality timber effect modern laminate floor. Panel radiator. uPVC double glazed window towards the rear garden.

THROUGH LOUNGE/DINING ROOM**Dining Area** 11' 8" x 9' 8" (3.55m x 2.94m)

Quality timber effect modern laminate floor. Panel radiator. Low level power points. Door allowing access to the entrance hall. Large archway and views into the lounge. uPVC double glazed windows to both the side and front elevations.

Lounge 15' 2" x 11' 8", narrowing to 10' 4" (4.62m x 3.55m)

Quality timber effect modern laminate floor. Quality stone effect surround, inset and hearth with Living Flame gas fire to the centre. Panel radiator. Television point. Low level power points. Large archway into the dining area (to the front elevation). Further door to the entrance hall. Centre ceiling light point. uPVC double glazed, double opening French doors allowing access and views onto the deck and long gardens, allowing fantastic views over open countryside and Staffordshire on the horizon.

FIRST FLOOR - LANDING

Turn flight stairs to the ground floor. uPVC double glazed window to the side elevation. Centre ceiling light point. Loft access point. Doors to principal rooms.

BEDROOM ONE 13' 2" x 9' 8" (4.01m x 2.94m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed windows to both the side and front elevations.

BEDROOM TWO 11' 10" x 10' 4" (3.60m x 3.15m)

Small entrance recess area. Panel radiator. Low level power points. Recess (ideal for wardrobes). uPVC double glazed window to the rear, rear allowing views of the long established family garden and fantastic panoramic views over open countryside, over to Mow Cop Castle to the right and towards Staffordshire to the left.

BEDROOM THREE 9' 8" x 8' 2" (2.94m x 2.49m)

Timber effect laminate flooring. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the front elevation.

FIRST FLOOR FAMILY BATHROOM 8' 0" into bath x 7' 4" (2.44m x 2.23m)

Recently modernised white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap, shower attachment, rain shower head above and glazed shower screen. Quality modern part tiled walls. Panel radiator. Timber effect laminate flooring. Plumbing and space for washing machine. Ample space for dryer above (if required).

EXTERNALLY

The property is approached via a double flagged driveway allowing off road parking, plus gated flagged access down one side to the rear.

REAR ELEVATION

Elevated timber decked area and good size flagged patio that enjoys the majority of the mid-day to later evening sun. Rear is mainly laid to lawn with long lawned gardens and flagged pathway towards a further flagged patio towards the head of the garden. Hard standing for a greenhouse. Mixture of timber fencing and privet hedging forms the boundaries. Garden enjoys the majority of the mid-day to late evening sun with semi rural views over open countryside and views down towards Staffordshire on the horizon.

OUTHOUSE

Brick built and flat roof construction. One side has a low level w.c. Other are good storage sheds.

DIRECTIONS

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. At the traffic lights turn right onto Newpool Road and proceed to the top. At the 'T' junction turn right onto Towerhill Road continue up into Mow Cop. At the junction (at the end) turn left on to Mow Cop Road, after the Mow Inn turn 2nd left onto Moorland Road, to where the property can be located via our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

NO CHAIN!



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate HM Government

21, Moorland Road, Mow Cop, STOKE-ON-TRENT, ST7 4LT

Dwelling type: Semi-detached house **Reference number:** 0136-2824-7232-9303-5695
Date of assessment: 04 July 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 04 July 2017 **Total floor area:** 85 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:	£ 2,253
Over 3 years you could save	£ 318

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 168 over 3 years	<div style="background-color: #009688; color: white; padding: 5px; display: inline-block;"> You could save £ 318 over 3 years </div>
Heating	£ 1,668 over 3 years	£ 1,539 over 3 years	
Hot Water	£ 321 over 3 years	£ 228 over 3 years	
Totals	£ 2,253	£ 1,935	

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

Very energy efficient - lower running costs	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 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.
Not energy efficient - higher running costs	70	84	

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 (solid floor)	£4,000 - £6,000	£ 144
2 Low energy lighting for all fixed outlets	£25	£ 78
3 Solar water heating	£4,000 - £6,000	£ 93

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.simpleenergyadvice.org.uk or call freephone 0800 444262. 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.