



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Modern Detached Bungalow Fully Modernised Throughout To A High Standard. Modern Fitted B/Fast Kitchen With B/I Apps. Generous Lounge Diner. Feature Coloured uPVC D/G & Gas C.H. Rear Garden Backing Onto A Small Coppice.



Thames Drive Biddulph ST8 7JF

£185,000

ENTRANCE HALL

Quality timber effect laminate flooring. Quality oak veneer doors to principal rooms, the kitchen door having a glazed front. Oak veneer bi-folding door to cloaks cupboard. Panel radiator. Modern composite door to the side. Inset ceiling LED lights.

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

Excellent selection of modern fitted high gloss eye and base level units. Base units having real wood work surfaces above. Attractive quality part tiled walls. Various power points over the work surfaces. Built-in one and half bowl sink unit with drainer and mixer tap. Ample space for slide-in gas or electric cooker. Stainless steel circulator fan/light above. Plumbing and space for washing machine. Good selection of drawer and cupboard space. Real wood work surface breakfast bar. Ample space for free standing fridge or freezer. Inset ceiling LED lights. uPVC double glazed window towards the front elevation.

LOUNGE DINER 18' 10" x 11' 2" (5.74m x 3.40m)

Quality timber effect laminate flooring. Wall mounted stainless steel effect gas fire. Low level power points. TV point. Both wall and ceiling LED light points. Two panel radiators. Oak veneer modern doors to both the entrance hall and inner hall way. uPVC double glazed double opening french doors with side panel windows allowing pleasant views to the front.

INNER HALL WAY

Inset LED lighting. Oak veneer doors to principal rooms. Former cylinder cupboard housing the wall mounted Worcester Bosch gas central heating combi boiler.

BEDROOM 1 10' 4" x 10' 4" (3.15m x 3.15m)

Selection of quality fitted recessed wardrobes with sliding modern timber doors to the front. Low level power points. Panel radiator. Inset LED lighting. uPVC double glazed double opening french doors allowing access and views to the rear garden.

BEDROOM 2 10' 4" x 9' 5" (3.15m x 2.87m)

Panel radiator. Low level power points. Inset ceiling LED lights. uPVC double glazed double opening french doors allowing access and views to the stunning landscaped garden to the rear.

BATHROOM 6' 4" x 6' 2" (1.93m x 1.88m)

Modern three piece white suite comprising low level w.c. Pedestal wash hand basin with chrome hot and cold taps. Panel bath with chrome coloured hot and cold taps. Wall mounted Aquatronic electric shower over the bath. Glazed shower screen. Modern tiled walls. Panel radiator. Inset LED lighting. Extractor fan. uPVC double glazed frosted window to the side elevation.

EXTERNALLY

Property is approached by a long tarmac driveway with flagged footpath to one side. Ample off road parking and easy gated vehicle access to the long car port. Front garden is mainly laid to lawn with well kept, well stocked flower and shrub borders. Car port can comfortably accommodate two vehicles. Reception light points and numerous power points. Sliding door allowing access to the garden and timber double glazed windows to the rear of the car port. The rear garden has an indian stone flagged patio off the double french doors. Step down to a further flagged patio area. Excellent vantage point to enjoy the extremely well stocked flower and shrub borders. Steps lead up to the head of the garden which is mainly laid to lawn. Further flagged pathway leading to a large timber decked patio area that enjoys the majority of the all-day to late evening sun. Easy access to the summer house. Quality summer house with single glazed windows to the front elevation with double opening french doors. Boundaries are formed by a mixture of timber fencing and stone walling. Further hard standing for timber shed. Both timber shed and summer house are included in the sale.

VIEWING

Is strictly by appointment via the selling agent.

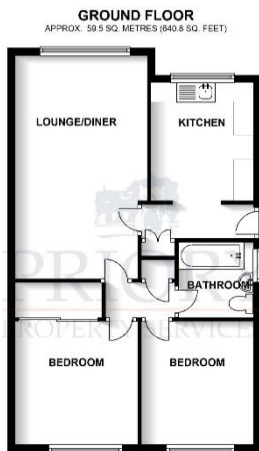


PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





TOTAL AREA: APPROX. 59.5 SQ. METRES (640.8 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 PlanUp.

Energy Performance Certificate

84, Thames Drive, Biddulph, STOKE-ON-TRENT, ST8 7JF

Dwelling type: Detached bungalow Reference number: 8204/1125-3055-4022-2022
 Date of assessment: 20 November 2014 Type of assessment: Ru/SAP existing dwelling
 Date of certificate: 20 November 2014 Total floor area: 82 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:		£ 2,706
Over 3 years you could save		£ 1,197

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting £ 236 over 3 years	£ 117 over 3 years	You could save £ 1,197 over 3 years
Heating £ 1,695 over 3 years	£ 1,161 over 3 years	
Hot Water £ 773 over 3 years	£ 225 over 3 years	
Totals £ 2,706	£ 1,503	

These figures show how much the average household would spend in this property for heating, lighting and hot water. 15% reduced energy use for rating appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Energy efficiency rating	Current	Potential
Very energy efficient (lowest energy costs)		
A		
B		
C		
D		
E		
F	51	
G		
Very energy inefficient (highest energy costs)		

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).

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. Increase loft insulation to 270 mm	£100 - £350	£ 108	✓
2. Floor insulation	£800 - £1,200	£ 259	✓
3. Increase hot water cylinder insulation	£ 10 - £30	£ 110	✓

See page 3 for a full list of recommendations for this property.

For the full details about the recommended measures and other actions you could take visit to www.direct.gov.uk/energy or call 0300 123 234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no net cost.

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.