



PRIORY

PROPERTY SERVICES



3 Bedrooms. Link Detached Family Home Boasting New Landscaped Rear Garden & Easy Walking Distance Of Local Countryside Walks, Town Centre Amenities & Schools. Large Lounge. Modern Fitted Kitchen & Sep. Dining Rm. G.F. W.C.



6 Crofter Close Biddulph ST8 6SR

£210,000

ENTRANCE HALL

uPVC double glazed door to the front elevation. Panel radiator. Centre ceiling light point. Door allowing access to the ground floor w.c. uPVC double glazed door to the front elevation.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. with concealed cistern with work surface above. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Part tiled splash backs. Tiled floor. uPVC double glazed frosted window to the front.

'L' SHAPED LOUNGE 15' 8" x 15' 4" max into the bay, narrowing to 10' (4.77m x 4.67m)

Modern wall mounted electric fire. Television and telephone points. Two panel radiators. Various low level power points. Coving to the ceiling with two ceiling light points. Part glazed door to the dining room. Attractive walk-in bay with uPVC double glazed windows to both the side and front elevations.

DINING ROOM 12' 10" maximum into stairs x 8' 2" (3.91m x 2.49m)

Open spindle staircase allowing access to the first floor galleried landing. Quality timber effect laminate flooring. Panel radiator. Door allowing access into the kitchen. Part glazed door allowing access into the 'L' shaped lounge. uPVC double glazed double opening French doors allowing access and views onto the recently landscaped rear garden.

KITCHEN 12' 10" x 7' 0" (3.91m x 2.13m)

Range of modern fitted eye and base level units, base units having work surfaces above and attractive tiled splash backs. Various power points across the work surfaces. Built in stainless steel effect (Franke) sink unit with drainer and mixer tap. Built in modern (SMEG) stainless steel effect four ring gas hob with extractor fan/light above. Built in modern (NEFF) fan assisted electric oven and grill combined below. Good selection of drawer and cupboard space. Ample space for free-standing fridge or freezer. Quality (Kardean) tile effect flooring. Plumbing and space for dishwasher. Ceiling light point. uPVC double glazed door to the side allowing access to the rear canopied forecourt with easy access to the garage. uPVC double glazed window allowing pleasant views of the recently landscaped rear garden.

FIRST FLOOR - GALLERIED LANDING

Open spindle staircase to the ground floor dining room. Low level power point. Loft access point with built in retractable ladder, partially boarded with light. Former cylinder cupboard with slatted shelves. uPVC double glazed tilt and turn emergency escape window to the side elevation. Doors to principal rooms.

MASTER BEDROOM 15' 8" x 9' 10" at its widest point (4.77m x 2.99m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Two uPVC double glazed windows allowing excellent views of the generous, recently landscaped rear garden.

BEDROOM TWO ('L' Shaped) 10' 4" x 7' 2" (3.15m x 2.18m)

Panel radiator. Ceiling light point. uPVC double glazed window to the front allowing partial views up towards Biddulph and Knypersley on the horizon.

BEDROOM THREE ('L' Shaped) 8' 4" x 7' 0" min. meas. excluding the entrance recess (2.54m x 2.13m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the front elevation allowing partial views up towards Biddulph and Knypersley on the horizon.

EXTENDED BATHROOM 9' 6" x 5' 5" (2.89m x 1.65m)

Smart modern suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Work surface surrounding the sink unit with useful vanity cupboard space below. Fitted mirror with lighting above. Large glazed shower cubicle with tiled walls, chrome coloured mixer tap with rain shower head above. Attractive tiled walls and floor. Inset ceiling lights. uPVC double glazed frosted window to the side elevation.

EXTERNALLY

The property is approached via a sweeping tarmac driveway allowing ample off road parking. Front garden is mainly laid to lawn. Driveway and pathway allows easy access to the attached garage.

GARAGE 20' 8" x 8' 0" (6.29m x 2.44m)

Electrically operated roller shutter door. Gas point. Power and light. Wall mounted (Baxi) gas combination central heating boiler. Plumbing and space for washing machine, space for dryer (if required). Additional door allowing access to the rear garden where there is a large canopied flagged area allowing easy access to the kitchen and rear garden.

REAR ELEVATION

Large canopied, Indian Stone flagged patio area allowing easy access to the kitchen and dining room. Indian stone steps lead up to a mainly laid to lawn long garden, set behind attractive brick walling with pleasant raised flower and shrub borders set behind attractive railway sleeper style walling. To the head of the garden there is a good size, recently constructed Indian Stone flagged patio area with hard standing for poly carbonate shed and enjoys the majority of the all-day to later evening sun.

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 right hand side via our Priory Property Services Board.

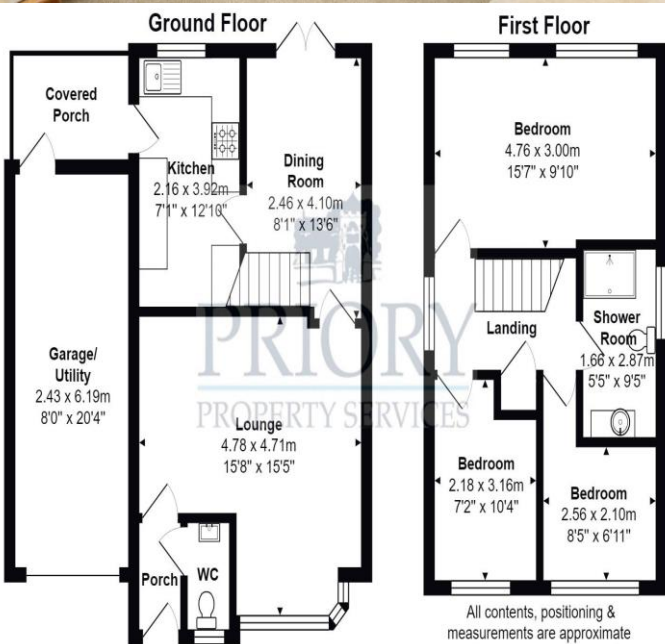
VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Total Area: 97.8 m² ... 1052 ft²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Energy Performance Certificate

6, Crofter Close, Biddulph, STOKES-ON-TRENT, ST8 6SR

Dwelling type: Detached house Reference number: 8350-7829-6960-5870-5226
 Date of assessment: 20 January 2020 Type of assessment: RdSAP existing dwelling
 Date of certificate: 20 January 2020 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: £ 2,721
Over 3 years you could save £ 312

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years
Heating	£ 2,196 over 3 years	£ 1,886 over 3 years
Hot Water	£ 315 over 3 years	£ 218 over 3 years
Totals	£ 2,721	£ 2,409

You could save £ 312 over 3 years

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: 91-100 (A)

Energy efficient: 81-90 (B)

Decent energy efficiency: 69-80 (C)

Below average energy efficiency: 55-68 (D)

Low energy efficiency: 45-54 (E)

Very low energy efficiency: 35-44 (F)

Least energy efficient - higher running costs: 1-34 (G)

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 (solid floor)	£4,000 - £8,000	£ 213
2 Solar water heating	£4,000 - £8,000	£ 69
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 948

To receive advice on what measures you can take to reduce your energy bills, visit www.singleenergyadvice.org.uk or call telephone 0800 444282. 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.