



# PRIORY

PROPERTY SERVICES



**4 Bedrooms. Detached Family Home Within A Quiet Cul-De-Sac Property Boasts Superb New Modern Fitted Breakfast Kitchen With Utility Off. Lounge & Dining Rm. G.F. W.C., En-Suite To Master Bed Plus Family Bathroom. Landscaped Garden.**



12 Mostyn Close Knypersley Biddulph ST8 7XD

£239,995

**ENTRANCE HALL**

Timber double glazed door and window towards the front elevation. Open spindle staircase allowing access to the first floor. Panel radiator. Coving to the ceiling with ceiling light points. Door to under stairs store cupboard. Doors to principal rooms.

**GROUND FLOOR CLOAKROOM/W.C.**

Low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Tiled splash back. Tiled floor. Panel radiator. Ceiling light point. uPVC double glazed window to the side.

**BAY FRONTED DINING ROOM 9' 8" x 9' 6" maximum into the bay (2.94m x 2.89m)**

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Attractive walk-in bay with uPVC double glazed windows to the front elevation allowing pleasant views of the cul-de-sac and partial views up towards 'Wicken Stone Rocks' on the horizon.

**BREAKFAST KITCHEN 12' 0" x 8' 8" (3.65m x 2.64m)**

Excellent selection of BRAND NEW, modern fitted 'high gloss' eye and base level units, base units having modern 'high gloss' work surfaces above with matching up-stands. Built in (Lamona) modern electric hob with modern circulator fan/light above. One and half bowl sink unit with drainer and chrome coloured mixer tap. Built in (Lamona) electric double oven at eye level. Built in (Lamona) dishwasher. Built in 50/50 fridge freezer. Good selection of drawer and cupboard space. Vinyl tile effect flooring. Breakfast bar with matching work surface. Panel radiator. Ceiling light point. uPVC double glazed windows to both the side and rear elevations. Part glazed door allowing access into the utility room.

**UTILITY ROOM 6' 4" x 5' 0" (1.93m x 1.52m)**

BRAND NEW selection of 'high gloss' eye and base level units, base units having 'high gloss' work surfaces above and matching up-stands. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Space for dryer. Vinyl tile effect flooring. Wall mounted (Potterton) gas central heating boiler. Timber double glazed door allowing access to the side elevation.

**LOUNGE 13' 8" x 12' 0" (4.16m x 3.65m)**

Attractive fire surround with tiled inset and hearth. Two panel radiators. Low level power points. Television point. Coving to the ceiling with centre ceiling light point. uPVC double glazed sliding patio window and door allowing pleasant views and access to the rear garden.

**FIRST FLOOR - LANDING**

Open spindle staircase allowing access to the ground floor. Loft access point. Low level power point. Doors to principal rooms. Door to a walk-in cylinder cupboard with shelving.

**MASTER BEDROOM 12' 8" x 11' 4" (3.86m x 3.45m)**

Panel radiator. Low level power points. Television point. Centre ceiling light point. Two uPVC double glazed windows to the front elevation allowing pleasant views of the cul-de-sac and partial views up towards 'Wicken Stone Rocks'.

**EN-SUITE SHOWER/W.C.**

Low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps and fitted mirror above. Tiled shower cubicle with (Aqualisa) mixer shower and glazed door. Panel radiator. Ceiling light and extractor fan. uPVC double glazed frosted window to the side.

**BEDROOM TWO 10' 8" x 9' 8" (3.25m x 2.94m)**

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the rear allowing pleasant views of the private rear garden.

**BEDROOM THREE 11' 8" x 8' 4" (3.55m x 2.54m)**

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

**BEDROOM FOUR - 'L' SHAPED 10' 10" x 8' 2" (3.30m x 2.49m)**

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear. Recess (ideal for wardrobes).

**FAMILY BATHROOM 7' 6" x 6' 2" (2.28m x 1.88m)**

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps and fitted mirror above. Panel bath with chrome coloured mixer tap and shower attachment. Attractive part tiled walls. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the rear elevation.

**EXTERNALLY**

Shared access to the approach leads onto a sweeping tarmac driveway and large block paved area. Easy access to the garage and approximately off road parking for 3 vehicles side-by-side. Reception lighting. Gated, flagged access to either side of the property to the rear.

**INTEGRAL GARAGE 16' 2" maximum x 8' 0" maximum, both measurements are approximate (4.92m x 2.44m)**

Up-and-over door to the front elevation. Power and light.

**REAR ELEVATION**

The rear has a good size flagged patio area with partial views up towards 'Wicken Stone Rocks' on the horizon. Flagged, gated access to either side of the property to the front, one side having easy access to the kitchen the other side has uPVC door allowing access into the garage. Security lighting. Garden is mainly laid to lawn with large timber decked area to one side. Timber fencing and high level conifer hedging adds to the high degree of privacy to the rear.

**DIRECTIONS**

Head South along the Biddulph By Pass towards Knypersley Traffic Lights, turning left at the traffic lights onto Park Lane. Proceed up Park Lane to the mini roundabout, turn left onto St David's Way. Turn 3rd left onto Mostyn Close to where the property can be clearly identified by our 'Priory Property Services' board.



**VIEWING**

Is strictly by appointment via the selling agent.

**LEASEHOLD**

Vendor informs us that the property is a Leasehold Property - £60 Per Annum. Please check this with your legal representative before committing to purchase.

**DO YOU HAVE A PROPERTY TO SELL?**

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### Energy Performance Certificate

**SAP**  
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**12, Mostyn Close, Knypersley, STOKE-ON-TRENT, ST8 7XD**

**Dwelling type:** Detached house      **Reference number:** 8547-7823-1980-4125-1922  
**Date of assessment:** 25 July 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 25 July 2013      **Total floor area:** 116 m<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,532</b>
<b>Over 3 years you could save</b>	<b>£ 426</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	
Heating	£ 1,899 over 3 years	£ 1,647 over 3 years	
Hot Water	£ 402 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 2,532</b>	<b>£ 2,106</b>	<b>You could save £ 426 over 3 years</b>

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

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			

Current: 70      Potential: 83

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 Floor insulation	£800 - £1,200	£ 100	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 212	✓
3 Solar water heating	£4,000 - £6,000	£ 112	✓

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front 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.