



PRIORITY

PROPERTY SERVICES



4 Bedrooms. Spacious Detached Family Home With Modern Fitments & Very Well Presented Throughout. Popular Location & Boasting Lots Of Space. Master Bed With New Modern Fitted En-Suite. Integral Garage & Enclosed Flat Garden To Rear.



14 Oakfield Grove Biddulph ST8 6UH

£239,500

ENTRANCE HALL

Double glazed door to the front elevation. Stairs allowing access to the first floor. Panel radiator. Low level power point. Telephone point. Coving to the ceiling with ceiling light point. Door allowing access to the lounge.

LOUNGE 15' 8" x 11' 0" (4.77m x 3.35m)

Gas fire set in an attractive 'marble effect' inset, surround and hearth. Television point. Panel radiator. Low level power points. Coving to the ceiling with ceiling light points. Door allowing access to the dining room. uPVC double glazed bow window to the front elevation.

DINING ROOM 9' 8" x 8' 10" (2.94m x 2.69m)

Panel radiator. Low level power points. Doors allowing access to both the lounge and dining kitchen. Coving to the ceiling with ceiling light point. Double glazed sliding patio window and door allowing access and views to the rear garden.

CONSERVATORY

Brick base and pitched roof construction. uPVC windows to both side and rear elevations. uPVC double glazed 'French doors' to one side allowing access to the patio. Wall mounted electric heater. Low level power points. Centre ceiling light and fan.

DINING KITCHEN 13' 8" x 9' 8" (4.16m x 2.94m)

Range of fitted eye and base level units, base units having work surfaces above. Various power points over the work surfaces. Tiled floor. Built in one and half bowl sink unit with drainer and mixer tap. Stainless steel (Creda) four ring gas hob with (Creda) circulator fan/light above. Built in double (Creda) electric oven below. Good selection of drawer and cupboard space. Plumbing and space for dishwasher. Plumbing and space for washing machine with work surface above and tiled splash back. Ample space for free-standing fridge or freezer. Door allowing access to ground floor cloakroom. Further door to the integral garage. uPVC double glazed windows to both the side and rear elevations. Double glazed door to the side elevation.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with hot and cold taps. Tiled floor. Panel radiator. Extractor fan. Ceiling light point.

FIRST FLOOR - LANDING

Panel radiator. Low level power points. Stairs allowing access to the ground floor. Loft access point. Cylinder cupboard with slatted shelf above. Doors to principal rooms.

MASTER BEDROOM 13' 6" x 8' 8" (4.11m x 2.64m)

Panel radiator. Low level power points. Centre ceiling light point. Small entrance recess area. Built in wardrobes with side hanging rails and storage shelf above. uPVC double glazed window to the front elevation allowing pleasant views of the cul-de-sac.

EN-SUITE SHOWER ROOM

Recently modernised 'white' suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap, tiled splash backs, shaving point

above and cupboard space below. High polished tiled floor. Panel radiator. Extractor fan. Ceiling light point. Shower cubicle with wall mounted (Aqualisa) electric shower, tiled walls and glazed door. uPVC double glazed frosted window to the front elevation.

BEDROOM TWO 11' 10" x 8' 2" (3.60m x 2.49m)

Panel radiator. Low level power points. Built in wardrobes with sliding fronts, side hanging rails and storage shelf above. Television recess with television point and power point. Ceiling light point. uPVC double glazed window towards the front elevation allowing pleasant views over the cul-de-sac.

BEDROOM THREE 12' 0" x 8' 5" (3.65m x 2.56m)

Panel radiator. Low level power points. Recess (ideal for wardrobes). Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden.

BEDROOM FOUR 10' 8" x 7' 4" (3.25m x 2.23m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing views to the rear garden.

FAMILY BATHROOM 6' 5" maximum x 6' 4" (1.95m x 1.93m)

Low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap, shower attachment and electric (Hydroflo) shower over. Part tiled splash backs. Panel radiator. Extractor fan. Ceiling light point. uPVC double glazed frosted window to the rear.

INTEGRAL GARAGE 16' 4" x 8' 0" at its widest point (4.97m x 2.44m)

Up-and-over door to the front elevation. Power and light. Wall mounted gas central heating boiler.

EXTERNALLY

Shared access to a private tarmac driveway allowing easy parking for 2 vehicles side-by-side, plus easy vehicle access to the integral garage. Front garden is mainly laid to lawn with small shrub bed. Gated, flagged access down one side of the property towards the rear.

REAR ELEVATION

Good size flagged patio area off the conservatory. Rear garden is mainly laid to lawn with shrub borders and timber fencing forming the boundaries.

DIRECTIONS

Head North along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. At the lights turn left onto 'Park Lane' and continue to the mini roundabout, turning left onto 'St David's Way'. Continue down 'St Davids Way' turning 6th right onto Oakfield Grove, to where the property can be clearly identified by our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.

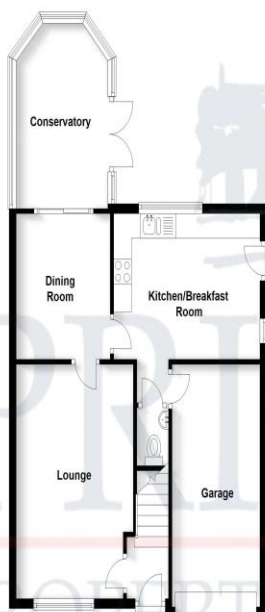
FREEHOLD





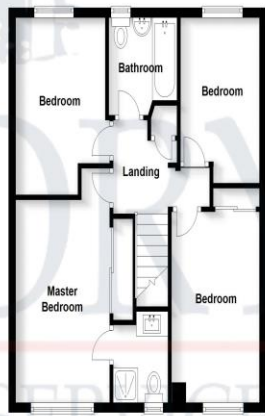
Ground Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.4 sq. feet)



Total area: approx. 117.9 sq. metres (1268.6 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



14, Oakfield Grove, Biddulph, STOKE-ON-TRENT, ST8 6UH

Dwelling type: Detached house Reference number: 8838-6522-7010-1949-6926
 Date of assessment: 21 February 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 February 2018 Total floor area: 95 m²

Use this document to:

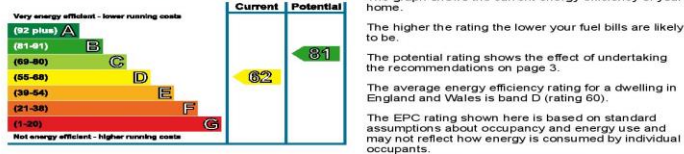
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,225
Over 3 years you could save	£ 837

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 204 over 3 years	You could save £ 837 over 3 years
Heating	£ 2,352 over 3 years	£ 1,962 over 3 years	
Hot Water	£ 543 over 3 years	£ 222 over 3 years	
Totals	£ 3,225	£ 2,388	

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



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	£ 114
2 Low energy lighting for all fixed outlets	£50	£ 102
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 501

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 123 1234 (standard national rate). 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.