



**3 Bedrooms. Semi Detached Family Home In A Popular Residential Area For Local Schools & Amenities. Ent. Porch & Ent. Hall. Through Lounge & Dining Kitchen. New First Floor Family Bathroom. Extensive Off Road Parking & Garage.**



**ENTRANCE PORCH**

uPVC double glazed windows to both side and front elevations. Wall light points. Tiled floor. uPVC double glazed door allowing access into the entrance hall.

**ENTRANCE HALL**

Turn flight stairs to the first floor. uPVC double glazed window to the side. Panel radiator. Power point and telephone point.

**DINING KITCHEN** 14' 0" x 11' 10" (4.26m x 3.60m)

Modern selection of fitted eye and base level units, base units having 'timber effect' work surface over and tiled splash backs. Space for slide-in electric cooker. One and half bowl stainless steel sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Plumbing and space for an automatic washing machine. Ample space for free-standing fridge or freezer. Panel radiator. Tiled floor. Ceiling light points. Built in storage cupboard. uPVC double glazed window and door towards the rear elevation.

**THROUGH LOUNGE** 17' 10" x 10' 7" (5.43m x 3.22m)

Electric fire set in an attractive timber surround. Television point. Two panel radiator. Wall and ceiling light points. uPVC double glazed sliding patio door and window towards the rear elevation. uPVC double glazed window towards the front.

**FIRST FLOOR - LANDING**

Panel radiator. Loft access point with retractable ladder and access to the gas central heating boiler. uPVC double glazed window towards the side elevation. Doors to principal rooms.

**BEDROOM ONE** 12' 2" minimum x 9' 4" (3.71m x 2.84m)

Built in wardrobes to the majority of one wall with sliding fronts. Panel radiator. uPVC double glazed window towards the front elevation.

**BEDROOM TWO ('L' Shaped)** 12' 4" x 8' 2" maximum (3.76m x 2.49m)

Built in wardrobes to the majority of one wall with sliding fronts. Panel radiator. Ceiling light point. uPVC double glazed window towards the rear elevation.

**BEDROOM THREE** 9' 2" x 6' 0" (2.79m x 1.83m)

Panel radiator. Over-stairs storage cupboard. Ceiling light point. uPVC double glazed window towards the front.

**FAMILY BATHROOM** 9' 0" x 5' 5" (2.74m x 1.65m)

New white suite comprising of a low level w.c. Wash hand basin with mixer tap, set in a modern vanity unit. Glazed shower cubicle with tiled walls and wall mounted electric shower. Extractor fan. Modern towel radiator. Ceiling light points. uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property is approached via a low level brick wall and set of double opening gates allowing easy vehicular access to an extensive off road parking area, with off road parking for approximately 3/4 vehicles plus hard standing for caravan/boat if required. Easy pedestrian access towards the rear. Further access to the garage.

**REAR ELEVATION**

Gated access to the rear garden. Slightly elevated covered timber decked area. Flagged and block paved patios. Hard standing for timber shed (Nb. vendor informs us that this is to be included in the sale). Mixture of block walling and timber fencing forms the boundaries.

**GARAGE**

Pre-fabricated construction with security lighting over. Up-and-over door towards the front.

**DIRECTIONS**

From the main roundabout off Biddulph town centre proceed North along the by-pass. At the roundabout turn right and proceed over the mini roundabout. Turn left onto 'Lawton Street', over two roundabouts onto 'Springfield Road'. Turn left onto 'Duke Street' where the property can be located on the right hand side via our 'Priory Property Services board'.

**VIEWING**

Is strictly by appointment via the selling agent.

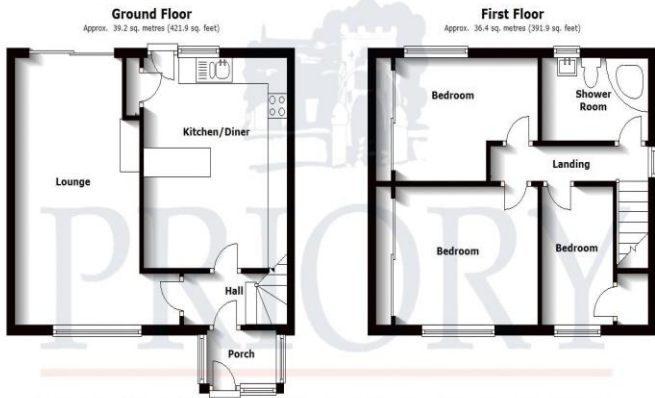




## Biddulph's Award Winning Team







**Energy Performance Certificate**

2, Duke Street, Biddulph  
STOKE-ON-TRENT  
ST8 7DE

Dwelling type: Semi-detached house  
Date of assessment: 05 October 2010  
Date of certificate: 06 October 2010  
Reference number: 8730-6420-8658-6045-8906  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 78 m<sup>2</sup>  
Energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	
Current	Potential
54	72

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
52	71

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	344 kWh/m <sup>2</sup> per year	208 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.5 tonnes per year	2.7 tonnes per year
Lighting	£76 per year	£40 per year
Heating	£720 per year	£464 per year
Hot water	£117 per year	£95 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.