



# PRIORITY

PROPERTY SERVICES



**4 Bedrooms. Great Family Home With Woodland Views To Rear & Master Bedroom With En-Suite. Entrance Hall,, Ground Floor W.C. & First Floor Family Bathroom. Lounge, Fitted Kitchen & Dining Room. Viewing Recommended.**



27 Bluebell Close Biddulph ST8 6TJ

£215,000

**ENTRANCE HALL**

Stairs allowing access to the first floor. Tiled floor. Panel radiator. Low level telephone point. Coving to the ceiling with ceiling light points. Low level power point. Under stairs store cupboard. Doors to principal rooms. uPVC double glazed window to the side elevation. uPVC double glazed door to the front.

**GROUND FLOOR W.C.**

Modern suite comprising of a low level w.c. Wash hand basin with chrome coloured mixer tap and cupboard space below. Part tiled walls. Coving to the ceiling with ceiling light point. uPVC double glazed frosted window to the front.

**KITCHEN** 12' 8" x 7' 10" both measurements are maximum and into the units (3.86m x 2.39m)

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 four ring gas hob with (Zanussi) stainless steel effect oven and grill below. Stainless steel circulator fan/light above. One and half bowl sink unit with drainer and mixer tap. Plumbing and space for dishwasher. Plumbing and space for washing machine. Ample space for free-standing fridge or freezer. Tiled floor. Ceiling light points. uPVC double glazed window to the front and uPVC double glazed door to the side. Doors allowing access to the entrance hall and dining room.

**DINING ROOM** 9' 4" x 8' 4" (2.84m x 2.54m)

Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. Double opening doors allowing access into the lounge. uPVC double glazed window towards the rear.

**LOUNGE ('L' Shaped)** 15' 6" in the entrance recess area x 14' 8", narrowing to 11' 4" (4.72m x 4.47m)

Quality timber effect laminate flooring. Television point. Two panel radiators. Various low level power points. Coving to the ceiling with ceiling light point. Double opening doors allowing access into the dining room. Further door into the kitchen. Double glazed sliding patio window and door allowing access and views to the rear garden.

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor reception hall. Loft access point. Doors to principal rooms.

**MASTER BEDROOM** 11' 4" x 9' 2" (3.45m x 2.79m)

Panel radiator. Low level power points. Recess (ideal for tv or dressing table). Built in wardrobes with double opening doors and side hanging rails. Ceiling light point. Door to the en-suite. uPVC double glazed window to the rear allowing pleasant views of the gardens and wooded area.

**EN-SUITE**

Low level w.c. with concealed cistern. Wash hand basin set in the work surface with mixer tap. Shower cubicle with glazed door, tiled walls and wall mounted mixer shower. Shaving point and light. Panel radiator. Tiled floor. Extractor fan. Ceiling light point. uPVC double glazed frosted window to the side.

**BEDROOM TWO** 10' 10" x 9' 0" (3.30m x 2.74m)

Built in wardrobes with double opening doors and side hanging rail. Low level power points. Panel radiator. Ceiling light point. uPVC double glazed window to the front elevation.

**BEDROOM THREE ('L' Shaped)** 9' 8" x 9' 2", narrowing to 7' (2.94m x 2.79m)

Entrance recess area. Panel radiator. Built in storage cupboard housing the cylinder. Ceiling light point. uPVC double glazed window to the rear.

**BEDROOM FOUR** 9' 0" x 8' 4" (2.74m x 2.54m)

Panel radiator. Built in wardrobes with double opening doors and side hanging rail. Low level power points. Ceiling light point. uPVC double glazed window to the front.

**FAMILY BATHROOM** 6' 10" x 5' 6" (2.08m x 1.68m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with mixer tap. Panel bath with mixer tap. Part tiled walls. Tiled floor. Panel radiator. Extractor fan. Ceiling light point. uPVC double glazed window towards the side elevation.

**EXTERNALLY**

The property is approached via a wide tarmac driveway allowing ample off road parking for vehicles side-by-side. Easy vehicular access to the integral garage. Small lawned garden. Laurel hedging forming the boundaries. Small flagged and gravelled patio area. Gated flagged pedestrian access down one side of the property to the rear. Lantern reception light.

**REAR ELEVATION**

Elevated flagged patio area off the lounge. Security lighting above. Steps lead down to a terraced garden with large proportion being 'Astro Turfed'. Flagged pathways meander between well stocked flower and shrub borders. Towards the head of the garden there is a further flagged patio and timber fencing forms the boundaries. Pleasant views over the 'wooded area' to the rear.

**DIRECTIONS**

Head South along the 'Biddulph By Pass' turning left at the roundabout onto St Johns Road. Proceed over both roundabouts, turning 2nd left into 'Bluebell Close' and then left again. The property can be clearly identified by our 'Priory Property Services' board on the right hand side.

**VIEWING**

Is strictly by appointment via the selling agent.



### Biddulph's Award Winning Team





**Ground Floor**  
Approx. 600.4 sq. feet

**First Floor**  
Approx. 518.4 sq. feet



Total area: approx. 1118.9 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**



27, Bluebell Close, Biddulph, STOKE-ON-TRENT, ST8 6TJ  
 Dwelling type: Detached house Reference number: 8883-7328-3520-9282-1926  
 Date of assessment: 22 August 2017 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 22 August 2017 Total floor area: 91 m<sup>2</sup>

Use this document to:

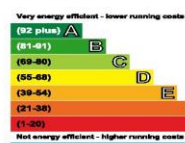
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 2,970  
**Over 3 years you could save** £ 1,017

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 192 over 3 years	You could save £ 1,017 over 3 years
Heating	£ 2,157 over 3 years	£ 1,536 over 3 years	
Hot Water	£ 525 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 2,970</b>	<b>£ 1,953</b>	

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**



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).

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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 108	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 129	
3 Low energy lighting for all fixed outlets	£25	£ 78	

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](http://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.