



**PRIORITY**  
PROPERTY SERVICES



**3/4 Bedrooms. Superb - Extended Detached Dormer Bungalow Offering Versatile Accommodation Over Two Levels. Stunning, Large 'Bespoke' Dining Kitchen With Centre Feature Island. Generous Room Sizes Throughout. Conservatory To Rear.**



96 Long Valley Road Gillow Heath Biddulph ST8 6QZ

£279,000

**RECEPTION HALL**

Panel radiator. Impressive turn flight staircase allowing access to the first floor with wall light on the half landing area. Low level telephone point. Inset ceiling lights. Doors to principal rooms. Door to a useful walk-in under stairs cloaks cupboard with cloak racks and built in light. Impressive 'distressed timber effect' tiled porcelain flooring. uPVC double glazed door towards the side elevation.

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

Impressive modern 'Living Flame effect' gas fire set in an original chimney breast with 'polished granite' front and hearth. Two panel radiators. Television point. Low level power points. Coving to the ceiling with centre ceiling light point. uPVC double glazed window to the side plus uPVC double glazed bow window towards the front elevation.

**BEDROOM THREE/DINING ROOM 12' 2" x 10' 2" (3.71m x 3.10m)**

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the front elevation allowing pleasant views over the front gardens to the cul-de-sac.

**EXTENDED DINING KITCHEN 24' 0" in length x 11' 0" wide (7.31m x 3.35m)**

Excellent selection of recently fitted, modern 'high gloss' eye and base level units, base units - (Pacrylic Blue Quartz Gloss) with leather effect 'granite' work surfaces and matching up-stands. Wall cupboards - (Pacrylic Gloss Champagne). Excellent selection of various power points across the work surfaces and down lighting. Towards the centre of the kitchen there is a 'white' ceramic bow fronted Belfast sink unit with chrome coloured mixer tap, drainer routed into the work surface, splash back and inset lighting above. Built in (CDA) integrated dryer with vent. Built in (Zanussi) washing machine to the side. Built in (Bosch) dishwasher. Built in at eye level (Zanussi) electric double oven, incorporating a grill to the top. Eye level (Zanussi) microwave. Impressive (Electrolux) coffee machine below. Impressive 'distressed timber effect' tiled porcelain flooring throughout the kitchen and dining area. Built in 75/25 (Hoover) fridge freezer. Large slide-out condiment drawers. British gas (Worcester Bosch) combination central heating boiler set behind the wall units. Large (Velux) electrically operated double glazed sky-light window to the side elevation, adding extra light into the dining area of the kitchen. Doors allowing access to the entrance hall. Further door allowing access to bedroom 4/family room. uPVC double glazed, double opening 'French doors' with side panel windows allowing access and views into the conservatory. Built in LED inset lighting.

**Centre Food Preparation Area**

Useful fixed centre food preparation area with 'high gloss' cupboard fronts and feather style 'granite' work surfaces. Built in (Zanussi) induction hob with (NEFF) stainless steel effect circulator fan/light above. Power point. Stainless steel effect, glass fronted wine cooler into the base unit. Large pull-out drawers for cutlery etc.

**CONSERVATORY**

Brick base and pitched roof construction. High brick wall to one side, adding a high degree of privacy. Low level power points. Wall mounted electric heater. Impressive laminate 'wood effect' flooring. Built in LED lighting. uPVC double glazed windows to both the side and rear elevations, rear allowing pleasant views of the garden area, side has views up towards 'Congleton Edge' on the horizon. uPVC double glazed, double opening 'French doors' allowing access and views to the rear patio.

**BEDROOM 4/FAMILY ROOM 13' 8" minimum measurement excluding the recess area with door allowing access to the entrance hall x 10' 0" (4.16m x 3.05m)**

Modern (Scandinavian) 'wood burner' with log glazed door and log storage area set on an attractive glazed plinth. Television point. Panel radiator. Various low level power points. Archway leading to access to the entrance hall. Further door allowing access into the ground floor bathroom. uPVC double glazed window to the side which allows the mid-day to later evening sun to flood through. Coving to the ceiling with inset ceiling lights. uPVC double glazed, double opening 'French doors' allowing access to the rear. Door allowing access to the entrance hall.

**GROUND FLOOR WET ROOM/ENSUITE 6' 0" x 5' 10" (1.83m x 1.78m)**

Low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Tiled floor with drain in the centre. Attractive tiled walls. Wall mounted chrome coloured mixer shower with glazed shower screen. Extractor fan. LED lighting.

**GROUND FLOOR BATHROOM 7' 6" x 6' 4" (2.28m x 1.93m)**

Quality 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Roll top bath with chrome coloured mixer tap and shower attachment. Part modern panelling to the walls. Chrome coloured towel radiator. Ceiling light point. Tiled floor. uPVC double glazed frosted window to the side elevation.

**FIRST FLOOR - LANDING**

Turn flight open spindle modern staircase allowing access to the ground floor entrance hall with wall light point and ceiling light point. Panel radiator. Low level power points. Two uPVC double glazed frosted windows towards the side elevation. Doors to principal rooms. Door to a walk-in wardrobe/storeroom.

**MASTER BEDROOM ('L' Shaped) 15' 6" maximum into the recess x 15' 4" maximum (4.72m x 4.67m)**

Various low level power points. Panel radiator. Door to storage eaves. Inset ceiling lights. Double glazed sky-light window towards the side elevation. uPVC double glazed window towards the front. Nb. Restricted head height in part of the his room.



**BEDROOM 2 ('L' Shaped)** 15' 6" maximum x 13' 8", narrowing to 11' 4" (4.72m x 4.16m)

Panel radiator. Various low level power points. Inset ceiling lights. Television point. Double glazed sky-light window towards the side elevation allowing pleasant views over towards 'Congleton Edge'. uPVC double glazed window to the rear allowing views over the rear garden and partial views over towards 'Congleton Edge'. Storage doors to the eaves. Nb. restricted head height in part of this room.

**WALK-IN WARDROBE/STOREROOM**

Panel radiator. Long side hanging clothing rails. Wall light point.

**FIRST FLOOR - SHOWER ROOM** 6' 0" x 5' 10" (1.83m x 1.78m)

Low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Inset ceiling light. Extractor fan. Glazed shower cubicle with wall mounted (Triton) electric shower. Tiled walls.

**EXTERNALLY**

The property is approached via an extremely wide driveway/hard standing for caravan etc. Driveway is edged in attractive block pavers. Boundaries are formed by low level brick walling with attractive pillars. Front garden to one side is mainly laid to lawn with attractive, well kept shrub borders. Flagged patio area that enjoys pleasant views up 'Longvalley Road'. Gated access to a wide flagged driveway providing additional off road parking (if required) with easy vehicle access to the garage at the rear. Driveway has external power source. Water point. Recessed lighting in the eaves. Small canopied entrance with tiled step and inset recess lighting.

**REAR ELEVATION**

The rear has an extensive flagged patio area with steps leading up to easy access to the conservatory and family room/bed 4. Flagged patio meanders around the conservatory with additional storage at the rear of the conservatory. Further water and power point. Lean-to, timber structure for log storage. Low maintenance rear garden with feature plumb slate. Timber fencing forming the boundary with well kept shrubs.

**GARAGE** 17' 8" x 16' 0" (5.38m x 4.87m)

Large sectional garage with 2 sets of large timber, double opening doors to the front. Power and light. uPVC double glazed windows to the side elevation.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. Turn left at the traffic lights onto 'Station Road'. Continue along and follow the road around, which becomes 'Wedgewood Lane' till you reach the 'T' junction. Turn right onto 'Mow Lane' and then left onto 'Well Lane'. Continue for a short distance turning right onto 'Longvalley Road' follow the road down to the bottom to where the property can be located via our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the selling agent.

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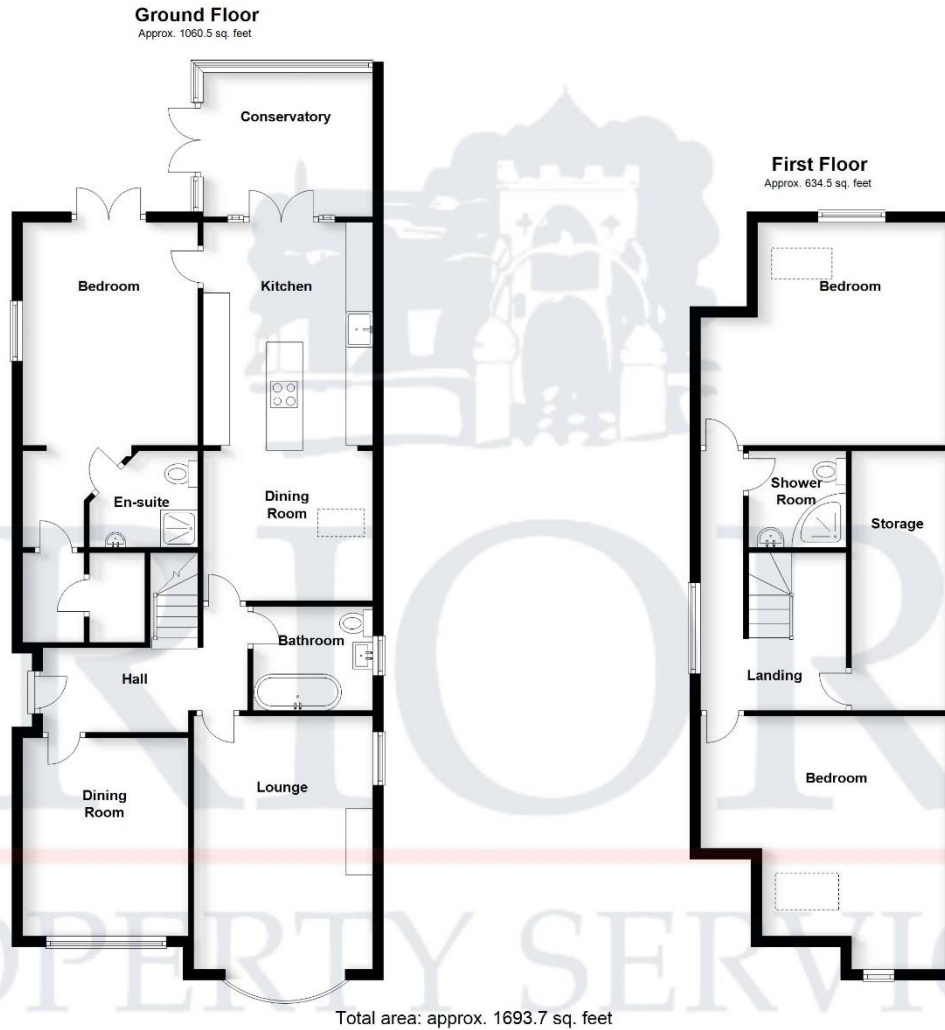












We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

### Energy Performance Certificate

96, Long Valley Road, Gillow Heath, STOKE-ON-TRENT, ST8 6QZ

Dwelling type: Detached bungalow      Reference number: 9898-9032-6246-7958-4940  
 Date of assessment: 11 June 2018      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 11 June 2018      Total floor area: 149 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:	£ 4,140
Over 3 years you could save	£ 510

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 264 over 3 years	You could save £ 510 over 3 years
Heating	£ 3,552 over 3 years	£ 3,042 over 3 years	
Hot Water	£ 324 over 3 years	£ 324 over 3 years	
<b>Totals</b>	<b>£ 4,140</b>	<b>£ 3,630</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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
Not energy efficient - higher running costs		
	65	76

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
1 Cavity wall insulation	£500 - £1,500	£ 288
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 222
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 837

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 0800 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.