



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Detached House In Need Of Selective Modernisation & Situated On A Generous Plot With Excellent Potential For Further Development. Large Lounge & Sep. Dining Rm. G.F. W.C. & F.F. Family Bathroom. Attached Garage & Store**



**ENTRANCE HALL**

uPVC double glazed door to the front elevation. Large entrance hall with stairs allowing access to the first floor. Panel radiator. Low level power points. Under stairs store cupboard. Ceiling light point. Doors to principal rooms.

**GROUND FLOOR CLOAKROOM/W.C. 7' 4" x 4' 10" (2.23m x 1.47m)**

Low level w.c. Wash hand basin with hot and cold taps. Ceiling light point. uPVC double glazed frosted window to the front elevation.

**LOUNGE 16' 10" x 11' 6" (5.13m x 3.50m)**

Gas fire set in a tiled surround and hearth. Television point. Low level power points. Panel radiator. uPVC double glazed windows to both the side and rear elevations, rear allowing views of the large garden. uPVC double glazed door allowing access into the garden.

**DINING ROOM 14' 2" x 11' 4" (4.31m x 3.45m)**

Timber effect laminate floor. Low level power points. Ceiling light point. uPVC double glazed windows to both side and rear elevations. Small serving hatch to the kitchen.

**KITCHEN 12' 0" x 9' 4" (3.65m x 2.84m)**

Range of fitted eye and base level units, base units having work surfaces above, stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Ample space for gas/electric cooker. Ample space for fridge or freezer. Good size walk-in pantry with shelving and light. Panel radiator. Floor mounted gas central heating boiler. Serving hatch into the dining room, off the kitchen. uPVC double glazed window towards the side.

**SIDE PORCH (Off The Kitchen)**

Door to the front elevation allowing access to the front driveway. Further door allowing access to the side and rear garden. Two separate doors allowing access to separate storage rooms.

**FIRST FLOOR - LANDING**

Stairs to the ground floor. Loft access point. Ceiling light point. Cylinder cupboard with slatted shelves. Large uPVC double glazed window to the front elevation.

**MASTER BEDROOM 16' 10" x 11' 6" (5.13m x 3.50m)**

Timber effect laminate flooring. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing great views of the large rear garden.

**BEDROOM TWO 14' 2" x 11' 6" (4.31m x 3.50m)**

Timber effect laminate flooring. Panel radiator. Low level power points. Inset ceiling lights. uPVC double glazed window towards the rear garden.

**BEDROOM THREE 9' 10" x 7' 4" (2.99m x 2.23m)**

Panel radiator. Ceiling light point. Low level power points. uPVC double glazed window to the front elevation.

**LARGE BATHROOM 8' 0" x 7' 6" (2.44m x 2.28m)**

Three piece suite comprising of a low level w.c. Wash hand basin. Panel bath. Part tiled walls. Inset ceiling lights. Panel radiator. uPVC double glazed frosted window to the side.

**EXTERNALLY**

The property is approached via a double width, wide sweeping tarmac driveway allowing extensive off road parking and easy access to the attached garage and property. Front garden has a large, mainly laid to lawn garden.

**ATTACHED GARAGE**

Brick built, flat roof construction.

**SIDE**

Patio area off the side allowing easy access to the rear porch.

**REAR ELEVATION**

Rear garden is mainly laid to lawn with majority timber fencing forming the boundaries.

**DIRECTIONS**

From our High Street offices proceed South along the (A527) High Street, turning left onto 'Well Street'. Proceed over the cross roads and continue turning 3rd right onto 'Princess Street' where 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.

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

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

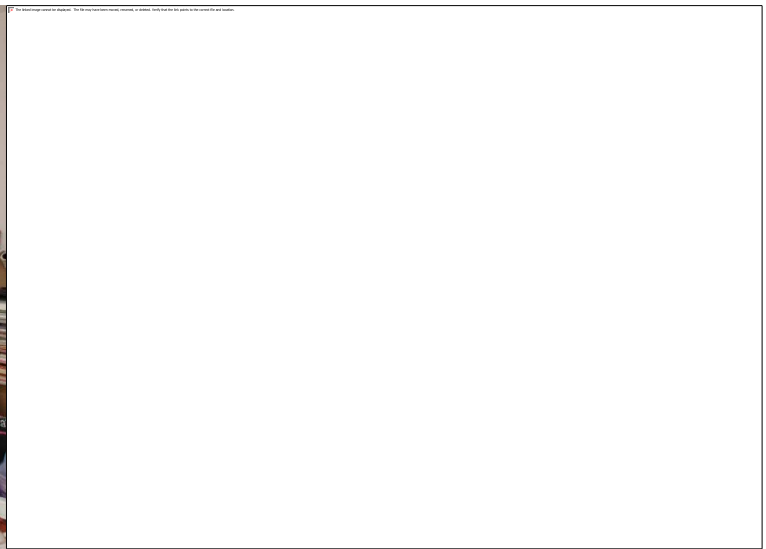
Please call our office on 01782 255552 for your free no obligation market appraisal.

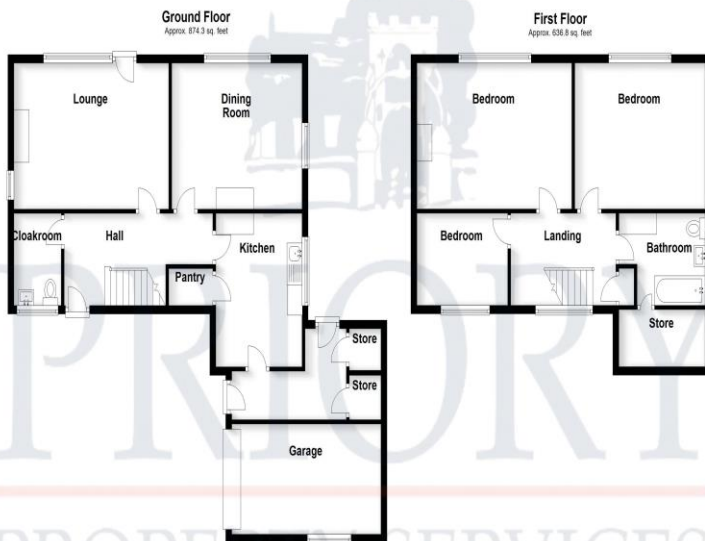


# PRIORY

PROPERTY SERVICES

## Biddulph's Award Winning Team





Total area: approx. 1511.1 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 replica of the property. (Not prepared using Metric)

Energy Performance Certificate



30, Princess Street, Biddulph, STOKE-ON-TRENT, ST8 6JN  
 Dwelling type: Detached house Reference number: 8888-6622-9589-0316-2902  
 Date of assessment: 06 December 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 06 December 2018 Total floor area: 118 m<sup>2</sup>

Use this document to:

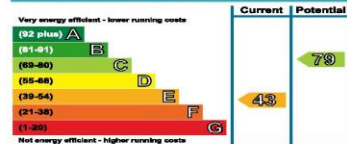
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,649
Over 3 years you could save	£ 2,844

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 222 over 3 years	
Heating	£ 3,972 over 3 years	£ 2,355 over 3 years	
Hot Water	£ 1,389 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 5,649</b>	<b>£ 2,805</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
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 327
2 Increase hot water cylinder insulation	£15 - £30	£ 315
3 Low energy lighting for all fixed outlets	£20	£ 54

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.