



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Detached House Within A Popular Cul-de-Sac Location. Modern Fitted Dining Kitchen With uPVC Double Glazed Conservatory Off. Master Bedroom With Fitted Wardrobes & En-Suite Shower Room. Private Garden. No Chain!



19 Holywell Close Knypersley Biddulph ST8 7XG

£195,000

ENTRANCE HALL

Attractive tiled floor. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed door towards the side elevation allowing access. Walk-in cloaks cupboard with side hanging rail and over-head storage shelf.

LOUNGE 13' 10" x 12' 6, narrowing to 10'8" (4.21m x 3.81m)

'Living Flame' gas fire set in an attractive surround and hearth. Television and telephone points. Various low level power points. Two panel radiators. Large archway into the dining kitchen. uPVC double glazed window towards the front elevation and uPVC double glazed window towards the side. Under stairs store cupboard. Turn flight stairs allowing access to the first floor with half landing and uPVC double glazed window onto the side elevation.

DINING KITCHEN 19' 4" x 8' 4 maximum into the units (5.89m x 2.54m)

New modern fitted quality eye and base level units, base units having extensive work surfaces over with attractive matching up-stands. Various power points over the work surfaces and down lighting above. Stainless steel one and half bowl sink unit with drainer and mixer tap. Built in (Bosch) stainless steel five ring gas hob with stainless steel splash back. Stainless steel circulator fan/light above. Built in (Hotpoint) eye level electric double oven. Built in large fridge with freezer box above. Built in (Beko) dishwasher. Built in (Hotpoint) washing machine. Excellent selection of drawer and cupboard space, including pan drawers. Attractive tiled floor that continues into the dining area of the kitchen. Low level floor lighting. Inset ceiling light points. uPVC double glazed window towards the side elevation. Large archway into the lounge. Panel radiator. uPVC double glazed, double opening 'French doors' allowing access and views into the conservatory.

CONSERVATORY (To The Rear)

Brick base and sloped roof construction. Panel radiator. Television point. uPVC double glazed windows to both side and rear elevations allowing pleasant views of the gardens. uPVC double glazed door towards the side, allowing easy access into the garden.

FIRST FLOOR - LANDING

Turn flight stairs to the ground floor. uPVC double glazed window to the side elevation. Inset ceiling light points. Large easy access to the loft space with retractable ladder (Nb. vendors inform us that the loft is boarded and has light points. Storage cupboard.

MASTER BEDROOM 12' 4" x 9' 10 (3.76m x 2.99m)

Selection of quality fitted wardrobes to the majority of one wall with various double opening doors, double side hanging rails and over-bed storage cupboards. Matching bedside cabinets and dressing table. Low level power points. Panel radiator. Inset ceiling lights. uPVC double glazed window towards the front elevation. Door allowing access to the en-suite.

EN-SUITE SHOWER/W.C. 6' 8" x 5' 6" both measurements are maximum (1.68m x 2.03m)

Low level w.c. Pedestal wash hand basin with mixer tap. Part tiled walls. Shower cubicle with wall mounted chrome coloured mixer shower. Panel radiator. Extractor fan. Ceiling light point. Shaving point. uPVC double glazed frosted window towards the front elevation.

BEDROOM TWO ('L' Shaped) 10' 6" maximum into the recess x 9' 6 (3.20m x 2.89m)

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

BEDROOM THREE 9' 4" x 8' 6 (2.84m x 2.59m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the rear.

FAMILY BATHROOM 6' 2" x 6' 2 both measurements are maximum into the recess (1.88m x 1.88m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin. Panel bath with mixer tap and shower attachment. Part tiled walls. Panel radiator. Extractor fan. Ceiling light points. uPVC double glazed frosted window towards the side elevation.

GARAGE 16' 4" x 8' 2 at its widest point (4.97m x 2.49m)

Up-and-over door towards the front elevation. Power and light. Storage loft. Wall mounted gas central heating boiler. Power and light. Single glazed door towards the side elevation.

EXTERNALLY

The property is approached via a sweeping tarmac driveway with easy access to the integral garage. Lawned garden and mature shrubs form part of the boundaries. Steps lead up to the front entrance.

REAR ELEVATION

The rear has a landscaped garden over two levels with good size timber decked patio area to one side of the conservatory. Flagged pathway to side, allowing easy pedestrian access to the side door to the garage. Gated access to the front. Lawned garden with timber decked steps leading up to a large timber decked area at the head of the garden, surrounded by attractive brick walling and timber fencing. Good selection of mature shrubs.

DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. Turn left at the traffic lights onto 'Park Lane' and continue up to the mini roundabout, turning left onto 'St David's Way'. Continue down turning first right onto 'Holywell Close' where the property can be clearly identified by our 'Priory Property Services Board'.

LEASEHOLD PROPERTY

£60 PER ANNUM

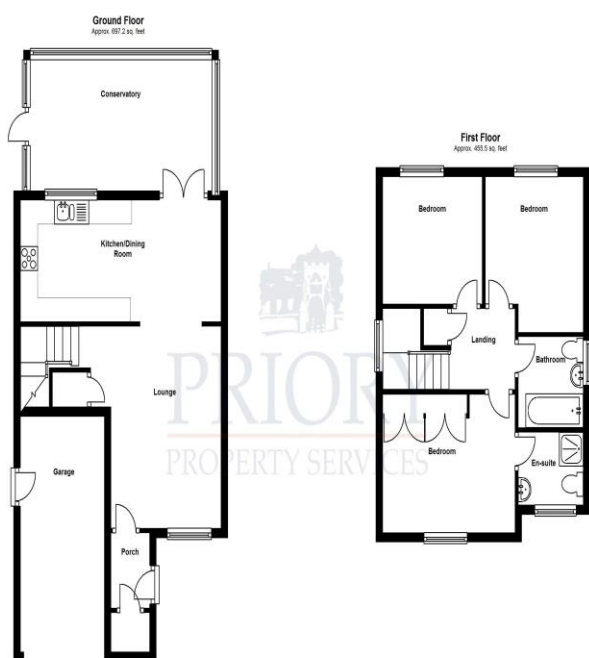
VIEWING

Is strictly by appointment via the agent.



Biddulph's Award Winning Team





Energy Performance Certificate

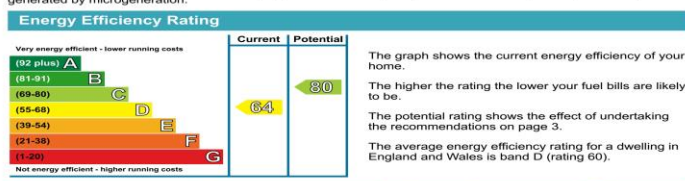
19, Holywell Close, Knypersley, STOKE-ON-TRENT, ST8 7XG
 Dwelling type: Detached house
 Date of assessment: 05 March 2014
 Date of certificate: 05 March 2014
 Reference number: 8974-7527-2180-3025-4906
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 79 m²

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:	£ 2,424
Over 3 years you could save	£ 372

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 147 over 3 years	
Heating	£ 1,848 over 3 years	£ 1,704 over 3 years	
Hot Water	£ 282 over 3 years	£ 201 over 3 years	
Totals	£ 2,424	£ 2,052	You could save £ 372 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



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 Floor insulation	£800 - £1,200	£ 167	✓
2 Low energy lighting for all fixed outlets	£60	£ 124	✓
3 Solar water heating	£4,000 - £6,000	£ 83	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Total area: approx. 1152.7 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 The Mobile Agent.

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.