



3 Bedrooms. Semi Detached Dormer Bungalow Within The Popular Semi Rural Location Of Gillow Heath. Lounge & Separate Dining Room, Breakfast Kitchen & Bathroom. Low Maintenance Rear Garden. Detached Garage & Ample Parking.



GROUND FLOOR**BREAKFAST KITCHEN** 12' 2" x 8' 6 (3.71m x 2.59m)

Range of fitted eye and base level units, base units having work surfaces over with attractive tiled splash backs. Various power points over the work surfaces. Stainless steel sink unit with drainer and mixer tap. Built in four ring gas hob with gas double oven below. Circulator fan/light above. Good selection of drawer and cupboard space. Plumbing and space for an automatic washing machine. Space for fridge freezer. Larder cupboard. Tiled floor and walls. Electric convector heater. uPVC double glazed door and window towards the front elevation. uPVC double glazed window towards the side. Door allowing access to the inner hallway.

LOUNGE 15' 10" x 11' 0 (4.82m x 3.35m)

Gas fire set on a tiled hearth. Television and telephone points. Low level power points. Ceiling light point. Door allowing access to the inner hallway. uPVC double glazed bow window towards the front elevation.

INNER HALLWAY ('L' Shaped)

Doors to principal rooms. Ceiling light point.

BATHROOM 6' 4" x 5' 6 (1.93m x 1.68m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Twin grip panel bath with chrome coloured mixer tap, shower attachment and glazed shower screen. Tiled walls. Wall mounted electric heater. Ceiling light point. uPVC double glazed frosted window towards the side elevation.

BEDROOM TWO 12' 10" x 8' 0 to wardrobe fronts (3.91m x 2.44m)

Fitted wardrobes to one wall with sliding fronts, one being mirrored. Ceiling light point. Low level power points. Electric convector heater. uPVC double glazed picture window towards the rear elevation allowing pleasant views of the garden.

DINING ROOM 10' 0" x 9' 10 maximum into the stairs (3.05m x 2.99m)

Stairs allowing access to the first floor. Wall mounted electric convector heater. Timber effect vinyl flooring. Ceiling light point. uPVC double glazed, double opening 'french doors' allowing access and views to the rear garden.

FIRST FLOOR - LANDING

Built in shelf. Electric convector heater. Ceiling light point. uPVC double glazed window allowing partial views of the 'Biddulph Valley', down towards 'The Cloud' on the horizon.

BEDROOM ONE 13' 8" x 10' 10 (4.16m x 3.30m)

Door to storage eaves. Further door allowing access to the cylinder cupboard. Ceiling light point. Low level power point. uPVC double glazed window allowing views to the rear, 'Biddulph Valley' and 'The Cloud' on the horizon.

BEDROOM THREE 8' 8" x 8' 8 (2.64m x 2.64m)

Door to storage eaves. Low level power points. Ceiling light point. Electric convector heater. uPVC double glazed window towards the side elevation.

EXTERNALLY

The property is approached via a tarmacadam driveway edged in block pavers. Low maintenance shale garden with shrub and flower beds and mature tree (potential for extra off road parking). Outside water tap. Double opening gates allowing easy vehicular access and pedestrian access to the rear. Security lighting to the side elevation.

REAR ELEVATION

The rear has a good size low maintenance gravel, concrete and flagged patio area. Large feature fish pool. Low maintenance gravelled patio towards the head of the garden. Lean-to timber shed at the rear of the garage. Timber fencing forms the boundaries. Security lighting over.

GARAGE 19' 8" x 9' 2 at its widest point (5.99m x 2.79m)

Brick built and flat roof construction. Double opening doors to the front. Door allowing access into the lean-to. Power and light.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the roundabout turn left onto 'Congleton Road' and past the 'Biddulph Arms'. Turn 2nd left onto 'Mow Lane', continue down, over the bridge and up the hill into 'Gillow Heath' village. Turn right onto 'Well Lane' and right onto 'Ivyhouse Road', follow the road around which becomes 'Longvalley Road'. Turn 2nd left onto 'Midfield Close' where the property can be located via our 'Priory Property Services' board.

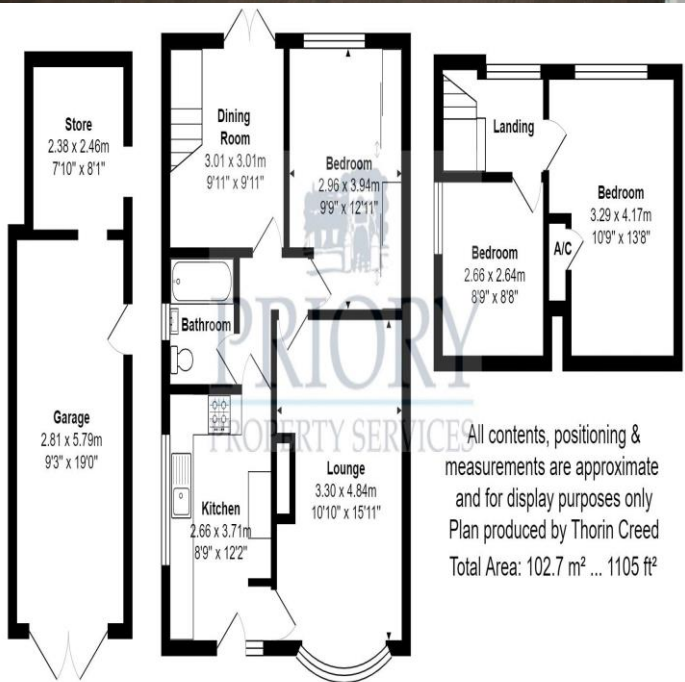
VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Energy Performance Certificate

4, Midfield Close, Gillow Heath, STOKE-ON-TRENT, ST8 6RD

Dwelling type: Semi-detached house Reference number: 9323-2809-7109-9221-8371

Date of assessment: 21 October 2019 Type of assessment: RdSAP, existing dwelling

Date of certificate: 21 October 2019 Total floor area: 80 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: £ 8,463

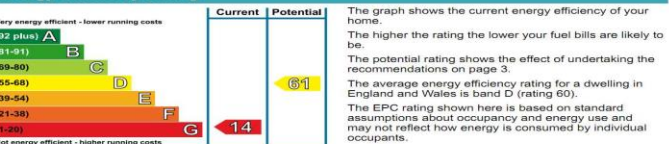
Over 3 years you could save £ 4,320

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 7,272 over 3 years	£ 3,744 over 3 years	
Hot Water	£ 1,008 over 3 years	£ 216 over 3 years	
Totals	£ 8,463	£ 4,143	You could save £ 4,320 over 3 years

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,548
2 Cavity wall insulation	£500 - £1,500	£ 747
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 504

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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.