



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Extended Semi Detached Bungalow Presented To A High Standard & Having A Modern Theme Throughout. New Modern Fitted Dining Kitchen. Generous Lounge. Modern Bathroom With Shower. Detached Garage.



'T' SHAPED ENTRANCE HALL

Panel radiator with thermostatic control. Low level power points. Inset ceiling lights. Loft access point with retractable ladder. Doors to principal rooms.

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

'Living Flame' gas fire set in an attractive modern surround with 'marble effect' inset and hearth. Television and telephone points. Wall and ceiling light points. Panel radiator. uPVC double glazed window towards the front elevation.

EXTENDED DINING KITCHEN 18' 0" x 9' 4" at its widest point (5.48m x 2.84m)

Excellent selection of quality fitted 'new high gloss' eye and base level units with extensive modern work surfaces above with matching up-stands. Various power points and down lighting over the work surfaces. (SMEG) modern induction hob. Circulator fan/light above. Built in modern stainless steel effect (Bosch) electric oven and grill combined below. Good selection of drawer and cupboard space. Built in fridge and freezer into the base unit, side-by-side. Plumbing and space for an automatic washing machine. Modern one and half bowl sink unit with drainer and mixer tap. Quality tiled flooring. Low level LED lighting to the kitchen units. Ceiling light points. Panel radiator with thermostatic control. Ample space for free-standing fridge or freezer. uPVC double glazed windows to both the side and rear, rear allowing pleasant views of the landscaped garden. uPVC double glazed door allowing access out to the rear.

FAMILY BATHROOM 8' 0" x 6' 4" (2.44m x 1.93m)

Modern three piece 'white' suite comprising of a low level w.c. Wash hand basin with half pedestal and chrome colored mixer tap. 'P' shaped bath with chrome colored mixer tap, wall mounted (Mira) electric shower over and curved glazed shower screen. Modern part tiled walls. Timber effect vinyl flooring. Panel radiator. Inset LED ceiling lights. uPVC double glazed frosted window towards the rear.

BEDROOM ONE 11' 2" x 10' 10" (3.40m x 3.30m)

Panel radiator with thermostatic control. Low level power points. Center ceiling light point. Television point. uPVC double glazed window towards the rear elevation allowing pleasant views of the gardens.

BEDROOM TWO 11' 10" x 8' 8" (3.60m x 2.64m)

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

BEDROOM THREE 11' 10" x 6' 8" (3.60m x 2.03m)

Panel radiator with thermostatic control. Low level power points. Inset ceiling light points. uPVC double glazed window towards the side elevation.

EXTERNALLY

The property is approached via a low maintenance flagged and slate driveway allowing ample off road parking and providing easy pedestrian access to the front canopied entrance. Flagged, gated pedestrian and vehicle access continues towards the rear.

REAR ELEVATION

The rear has a good size flagged patio area, small raised timber deck. Well maintained lawned garden surrounded by well stocked flower and shrub borders. Hard standing for greenhouse. Timber fencing forms the boundaries. Outside water tap. Reception lighting at the rear and security lighting to the side.

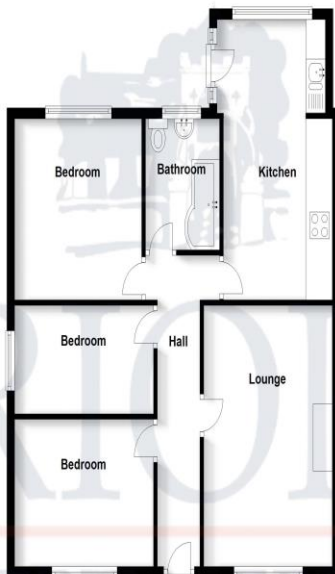
'L' SHAPED DETACHED GARAGE

Pre-fabricated construction with up-and-over door and single door to the front elevation. Power and light. Useful workshop to one side.





Ground Floor
Approx. 797.8 sq. feet



Total area: approx. 797.8 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



3, Birch Avenue, Knypersley, STOKE-ON-TRENT, ST8 6NY
 Dwelling type: Semi-detached bungalow Reference number: 9932-2627-7490-9493-7931
 Date of assessment: 13 November 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 13 November 2017 Total floor area: 74 m²

Use this document to:

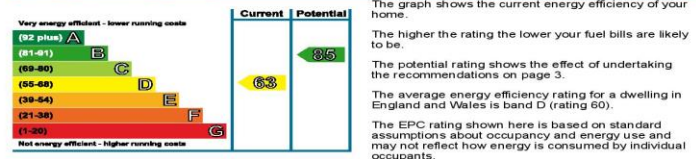
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,670
Over 3 years you could save	£ 840

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 2,157 over 3 years	£ 1,479 over 3 years	
Hot Water	£ 360 over 3 years	£ 198 over 3 years	
Totals	£ 2,670	£ 1,830	You could save £ 840 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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 198	Yes
2 Cavity wall insulation	£500 - £1,500	£ 93	Yes
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 195	Yes

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 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.