



# PRIORY

PROPERTY SERVICES



**4 Bedrooms. Large Semi Detached Family Home, Beautifully Presented Throughout With Modern Fitted Dining Kitchen To The Ground Floor. Two En-Suite Shower Rooms. No Chain!**



33 Briarswood Biddulph ST8 6BW

£225,000

**RECEPTION HALL**

Panel radiator. Low level power point. Open spindle turn flight staircase allowing access to the first floor with uPVC double glazed window to the side elevation. Coving to the ceiling with ceiling light points. Door to walk-in under stairs store cupboard/cloaks cupboard with ceiling light point. Modern uPVC composite door to the front elevation.

**GROUND FLOOR CLOAKROOM/W.C.**

Low level w.c. Wash hand basin with tiled splash back, chrome coloured hot and cold taps. Panel radiator. Ceiling light point. uPVC double glazed window to the front.

**DINING KITCHEN 17' 6" x 10' 6" (5.33m x 3.20m)**

Bespoke new modern fitted high gloss kitchen with extensive granite work tops and matching upstands. Various power points over the work surfaces. Stainless steel effect (Zanussi) five ring gas hob with (Zanussi) stainless steel effect extractor fan/light above. Built in (Hotpoint) stainless steel effect double electric oven at eye level. Built in fridge and freezer. Built in Zanussi washing machine. Excellent selection of drawer and cupboard space, including large pan drawers below the hob. Built in wine racks into the base unit. Low level electric heater. Tiled floor. Panel radiator. Low level power points. Inset ceiling light points. uPVC double glazed window to the rear with timber cill. uPVC double glazed, double opening French doors allowing pleasant views to the landscaped garden and wooded area to the rear.

**FIRST FLOOR - LANDING**

Open spindle turn flight staircase allowing access to both the ground floor and second floor. Panel radiator. Low level double power point. Coving to the ceiling with ceiling light point. uPVC double glazed window to the side elevation. Doors to principal rooms.

**'L' SHAPED LOUNGE 17' 8" x 13' 8", narrowing to 9'8" (5.38m x 4.16m)**

Panel radiator. Low level power points and television point. Coving to the ceiling with ceiling light points. uPVC double glazed window to the rear. uPVC double glazed, double opening French doors allowing access to a Juliet style balcony, allowing excellent views of the gardens and wooded area beyond.

**MASTER BEDROOM 13' 6" x 10' 6" (4.11m x 3.20m)**

Good selection of quality wardrobes with various double opening doors, double side hanging rails, built in shelving and drawer set. Matching bedside cabinets. (Nb.. Vendor informs us that the wardrobes and bedside cabinets are included in the sale). Low level power points. Panel radiator. Television point. Centre ceiling light points. uPVC double glazed window allowing pleasant views of the cul-de-sac to the front.

**EN-SUITE 6' 10" x 6' 4" (2.08m x 1.93m)**

Smart modern (Roca) suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Tiled splash back. Fitted glazed shelf above with fitted mirror. Glazed shower cubicle with tiled walls and wall mounted chrome coloured mixer shower. Vinyl

flooring. Panel radiator/towel rail. Extractor fan. uPVC double glazed frosted window to the front.

**SECOND FLOOR - LANDING**

Turn flight open spindle staircase allowing access to the first floor landing with uPVC double glazed window to the side. Ceiling light point. Low level double power point. Loft access point. Door to the boiler cupboard which houses the wall mounted modern (Worcester Bosch) central heating boiler with a large water tank fitted in the loft to cater for all the bathrooms/en-suites in the house. These were fitted in March 2018. Doors to principal rooms.

**BEDROOM TWO 10' 4" x 10' 2" (3.15m x 3.10m)**

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the front. Door to en-suite.

**EN-SUITE 6' 10" x 4' 6" (2.08m x 1.37m)**

(Roca) suite comprising of a low level w.c. Small wash hand basin with chrome coloured hot and cold taps and tiled splash back. Fitted cup holder and mirror to the wall. Panel radiator. Modern vinyl flooring. Extractor fan. Glazed shower cubicle with tiled walls and wall mounted chrome coloured mixer shower. Inset ceiling light. uPVC double glazed window to the front elevation.

**BEDROOM THREE 13' 4" x 8' 4" (4.06m x 2.54m)**

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window towards the rear elevation allowing excellent views over the wooded area and over towards Congleton Edge on the horizon.

**BEDROOM FOUR 9' 8" minimum measurement excluding the entrance recess area x 8' 10" (2.94m x 2.69m)**

Panel radiator. Small entrance recess area. Low level power point. Ceiling light point. uPVC double glazed window to the rear with views over the wooded area and Congleton Edge on the horizon. Wardrobe included.

**FAMILY BATHROOM 7' 0" x 5' 8" (2.13m x 1.73m)**

Modern (Roca) suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Fitted glazed shelf with mirror above. Panel bath with chrome coloured hot and cold taps, chrome coloured mixer shower over. Part tiled walls. Modern vinyl flooring. Panel radiator. Extractor fan. Centre ceiling light point.

**EXTERNALLY**

The front is approached via a tarmac driveway, allowing off road parking. Easy pedestrian access to a canopied flagged entrance. Flagged and gated access down one side of the property to the rear.

**GARAGE**

Up-and-over door to the front. Power and light. Wall shelving included in the sale.



**REAR ELEVATION**

Landscaped garden over two levels. First larger level is mainly laid to lawn and runs to the rear and side of the property. Flagged pathway allowing gated access to the front. Extensive gravelled and flagged patio garden which enjoys pleasant views of the wooded area. Garden enjoys the majority of the later evening sun. Flagged steps lead down to a further lawned garden towards the head where there are a good selection of shrubs and plants. Timber fencing forms the boundaries. Security lighting.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. Proceed through the traffic lights and then turn 1st left onto Briarswood. Continue on down, following the road around to the bottom, where the property can be clearly identified via our 'Priory Property Services Board' on the left hand side.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO CHAIN!**







**Energy Performance Certificate**

33, Briarswood, Biddulph, STOKE-ON-TRENT, ST8 6BW  
 Dwelling type: Semi-detached house Reference number: 9788-0093-7286-6551-1914  
 Date of assessment: 18 June 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 18 June 2019 Total floor area: 121 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:	£ 2,286
Over 3 years you could save	£ 135

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	
Heating	£ 1,668 over 3 years	£ 1,680 over 3 years	
Hot Water	£ 372 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 2,286</b>	<b>£ 2,151</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**

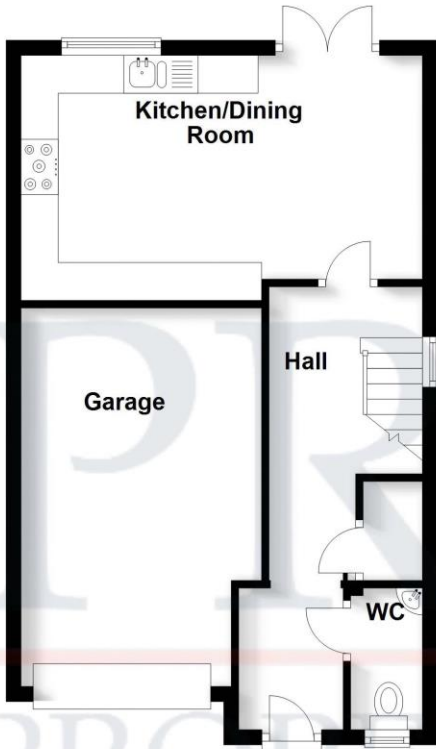


**Top actions you can take to save money and make your home more efficient**

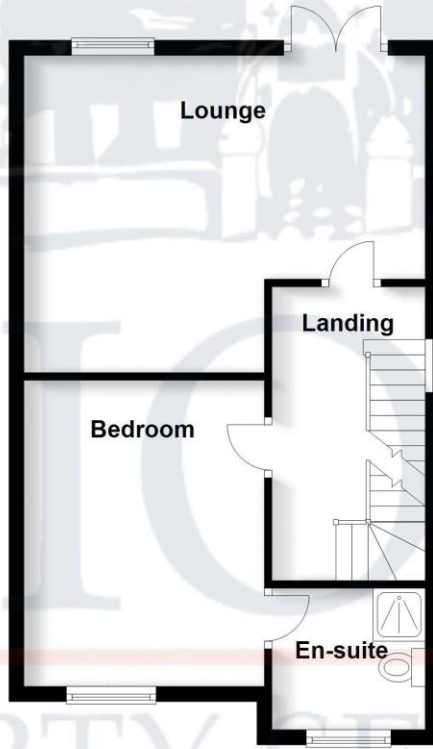
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 135
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 879

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

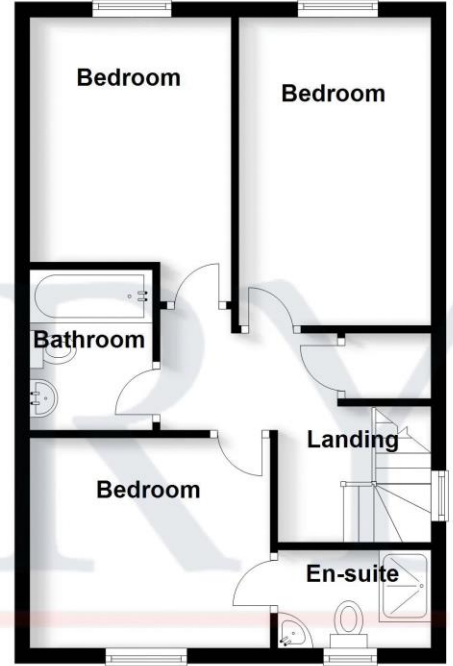
**Ground Floor**  
Approx. 498.2 sq. feet



**First Floor**  
Approx. 495.6 sq. feet



**Second Floor**  
Approx. 482.7 sq. feet



Total area: approx. 1476.5 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.