



PRIORY
PROPERTY SERVICES



4 Bedrooms + Study. Spacious Family Home - Boasting Fabulous Field Views & Double Detached Garage. Ent. Hall. Large Bay Fronted Lounge & Sep Dining Rm. Modern Fitted B/Fast Kitchen & Utility. G.F. W.C. Family Bathroom & En-Suite.



16 Ruthin Grove Knypersley Biddulph ST8 7XL

£289,500

ENTRANCE HALL

Panel radiator. uPVC double glazed door to the front elevation. Low level power points. Under stairs store cupboard. Open spindle staircase allowing access to the first floor.

GROUND FLOOR STUDY 7' 6" x 6' 8" (2.28m x 2.03m)

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

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the side.

BAY FRONTED LOUNGE 20' 4" maximum into the bay x 13' 0" (6.19m x 3.96m)

Living Flame gas fire set in an attractive modern surround and hearth. Television and telephone points. Two panel radiators. Both wall and ceiling light points. Attractive walk-in bay with uPVC double glazed windows to the front and sides.

BREAKFAST KITCHEN 16' 8" x 9' 8", narrowing to 7' 8" (5.08m x 2.94m)

Excellent selection of new modern fitted oak fronted eye and base level units, base units having granite work surfaces above, extending out into a good size breakfast bar. Good selection of power points across the work surface with downlighting. One and half bowl stainless steel effect sink unit with chrome coloured mixer tap, into the granite work surface with grouted out drainer. Stainless steel effect (Baumatic) five ring gas hob with stainless steel effect circulator fan/light above (not working). Matching electric oven and grill combined below. Built in fridge and freezer. Built in (Baumatic) dishwasher. Good selection of drawer and cupboard space. Attractive high polished tiled floor. Panel radiator. Ceiling light points. Television point. Further eye and base level units to one side of the breakfast bar with granite work surface above. Doors allowing access to the dining room, entrance hall and utility

UTILITY ROOM 6' 8" x 4' 10" (2.03m x 1.47m)

Quality oak fronted eye and base level units with granite work surface above. Attractive tiled splash backs and power points. Stainless steel effect sink unit with chrome coloured mixer tap and routed in drainer into the granite work surface. Plumbing and space for washing machine. Space for dryer. Panel radiator. High gloss polished tiled floor. Ceiling light point. Extractor point. Wall mounted (Glow-Worm) gas central heating boiler. (Baumatic) built in stainless steel microwave. uPVC double glazed door to the side elevation.

DINING ROOM 9' 8" x 9' 8" (2.94m x 2.94m)

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

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Low level power point. Loft access point. Cylinder cupboard with slatted shelves. Doors to principal rooms.

MASTER BEDROOM 13' 0" x 12' 0" (3.96m x 3.65m)

Panel radiator. Low level power point. Large built in wardrobe with double opening doors, side hanging rails and storage shelf above. uPVC double glazed window towards the front elevation allowing pleasant views over open fields to one side and up to 'Wicken Stone Rocks' on the horizon.

EN-SUITE 10' 0" x 9' 5" (3.05m x 2.87m)

Modern suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with cupboard space below and chrome coloured mixer tap. Shaving point. Panel bath with chrome coloured mixer tap and mixer shower over the bath with glazed shower screen. Modern tiled walls and floor. Extractor fan. Inset ceiling lights. uPVC double glazed frosted window towards the side elevation.

BEDROOM TWO ('L' Shaped) 12' 4" x 11' 4" maximum, narrowing to 9' 4" (3.76m x 3.45m)

Built in wardrobe with double opening doors, side hanging rails and storage shelf above. Panel radiator. Two uPVC double glazed windows to the front allowing pleasant views over open countryside and up towards 'Wicken Stone Rocks' on the horizon.

BEDROOM THREE 10' 4" x 9' 6" (3.15m x 2.89m)

Quality built in wardrobes with various double opening doors, double side hanging rails, over-bed storage cabinets and matching desk. Panel radiator. Ceiling light point. uPVC double glazed window towards the rear elevation.

BEDROOM FOUR 9' 0" x 7' 6" (2.74m x 2.28m)

Panel radiator. Low level power points. Walk-in wardrobe with side hanging rail and storage shelf above. Ceiling light point. uPVC double glazed window allowing pleasant views to the rear.

FAMILY BATHROOM 7' 10" x 6' 4" (2.39m x 1.93m)

Three piece suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with cupboard space below and chrome coloured mixer tap. 'P' shaped bath with chrome coloured mixer tap, curved glazed shower screen and wall mounted mixer shower. Part tiled walls. Chrome coloured panel radiator. uPVC double glazed frosted window towards the rear.

EXTERNALLY

The property is approached via a tarmac driveway allowing off road parking for two vehicles side-by-side and easy vehicle access to the detached double garage. Front garden is mainly laid to lawn with meandering block paved pathways set behind attractive brick walling. Canopied entrance to the front. Easy pedestrian access to the side door of the garage. Block paved pathway meanders around to one side of the property where there is gated access to an Indian Stone wide flagged patio and door to the kitchen. Timber fencing and brick walling to one side forming the boundary.

DETACHED GARAGE

Detached brick built, pitched roof construction. Two up-and-over doors to the front. Power and light. Door to the side elevation.

REAR ELEVATION

Extensive Indian Stone flagged patio area with pleasant views up towards 'Wicken Stone Rocks' on the horizon. Double opening French doors allowing access into the breakfast kitchen. Garden is mainly laid to lawn, set behind attractive brick walling and well stocked flower and shrub borders. Meandering flagged pathway leads towards the head of the garden with extensive timber decked area. Timber fencing forms the boundaries. Outside water tap.

DIRECTIONS

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. Turn left at the traffic lights onto Park Lane. Turn left at the roundabout onto St David's Way. Turn 3rd right onto Ruthin Grove where the property can be located via our Priory Property Services Board.

VIEWING

Is strictly by appointment via the selling agent.

LEASEHOLD

Remainder of a 999 year lease. £60 per annum.



Biddulph's Award Winning Team







Energy Performance Certificate

HM Government

16, Ruthin Grove, Knypersley, STOKE-ON-TRENT, ST8 7XL

Dwelling type: Detached house Reference number: 0688-4083-7268-6461-0924
 Date of assessment: 08 August 2019 Type of assessment: RGSAP, existing dwelling
 Date of certificate: 08 August 2019 Total floor area: 131 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:	£ 2,829
Over 3 years you could save	£ 243

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 300 over 3 years	
Heating	£ 2,118 over 3 years	£ 2,034 over 3 years	
Hot Water	£ 411 over 3 years	£ 252 over 3 years	
Totals	£ 2,829	£ 2,586	You could save £ 243 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

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Current: 72 Potential: 82

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 - £6,000	£ 105
2 Solar water heating	£4,000 - £6,000	£ 138
3 Solar photovoltaic panels, 2.6 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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

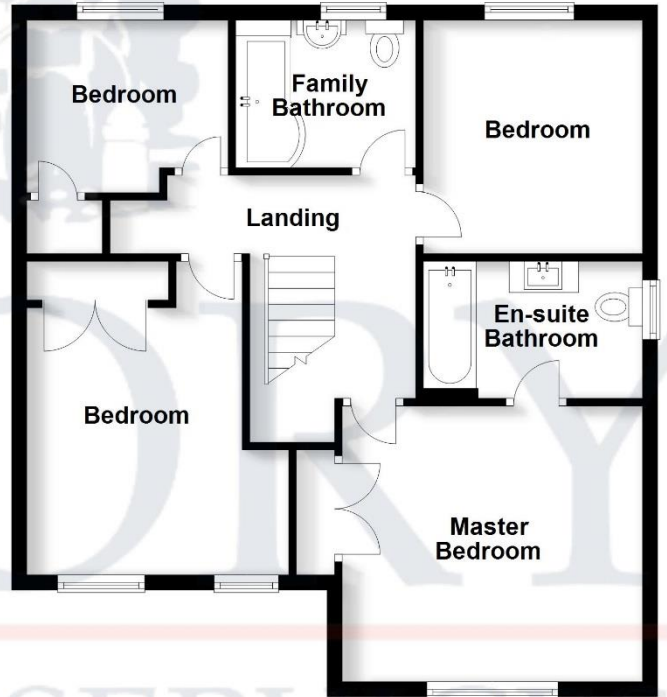
Ground Floor

Approx. 65.4 sq. metres (704.5 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.3 sq. feet)



Total area: approx. 130.6 sq. metres (1405.8 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.