



3 Bedrooms. Family Home In Need Of Modernisation, Boasting Far Reaching West Facing Views To The Rear Elevation & No Upward Chain. Ent Hall, Separate Lounge & Dining Rms. Kitchen Leading To Ground Floor W.C. Long Rear Garden



ENTRANCE HALL

Panel radiator. Single glazed window to the side. Stairs to the first floor. Timber door to the front elevation.

LOUNGE 12' 6" x 11' 10" (3.81m x 3.60m)

Open fire with tiled surround and hearth. Panel radiator. Ceiling light point. uPVC double glazed window to the front.

INNER HALLWAY

Door to under-stairs store cupboard. Doors to kitchen and dining room at the rear.

DINING ROOM 12' 0" maximum into the recess x 11' 6" (3.65m x 3.50m)

Gas fire set in a tiled surround and hearth. Panel radiator. Ceiling light point. uPVC double glazed window to the rear.

KITCHEN 8' 0" x 7' 10" (2.44m x 2.39m)

Stainless steel sink unit with drainer and mixer tap. Cupboard space below. Space for gas cooker. Original wall unit. Panel radiator. uPVC double glazed window to the side elevation.

REAR PORCH

Single glazed door to the side. Door to the ground floor w.c.

GROUND FLOOR W.C.

High level w.c. Single glazed window to the side.

STORE 7' 0" x 6' 4" (2.13m x 1.93m)

uPVC double glazed window to the side. Power point.

LANDING

Stairs to the ground floor. Loft access point. Single glazed frosted window to the side. Low level power point.

BEDROOM 1 12' 6" x 10' 8" (3.81m x 3.25m)

Original fireplace with tiled surround and hearth. Panel radiator. Ceiling light point. uPVC double glazed window to the front.

BEDROOM 2 11' 6" x 10' 5" (3.50m x 3.17m)

Ceiling light point. Built in store cupboard. uPVC double glazed window allowing views to the rear garden and fantastic views over towards Gillow Heath and Congleton Edge on the horizon.

BEDROOM 3 9' 4" x 7' 7" (2.84m x 2.31m)

Low level power point. Ceiling light point. uPVC double glazed window to the front.

FAMILY BATHROOM 7' 8" x 5' 6" (2.34m x 1.68m)

L-shaped. Three piece suite comprising of a low level w.c. Pedestal wash hand basin and panel bath. Panel radiator. Former cylinder cupboard now houses the Baxi gas combination central heating boiler.

EXTERNALLY

Property is approached via a dropped kerb and double opening gates to a tarmac and flagged driveway. Wider than average driveway so potential for hard standing. Front garden is mainly laid to lawn with privet hedging forming the boundaries. Hard standing at one side of the property with easy pedestrian access to the rear. Rear of the property has a long garden in need of landscaping. Timber fencing forming the boundaries. Garden enjoys the majority of the mid-day to late evening sun and has partial views up towards Congleton Edge on the horizon. Flagged patio at the rear of the property.

VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Energy Performance Certificate

37, The Uplands, Biddulph, STOKE-ON-TRENT, ST8 7ER

Dwelling type: Semi-detached house

Reference number: 8935-7523-3920-7765-1992

Date of assessment: 15 July 2015

Type of assessment: RdSAP, existing dwelling

Date of certificate: 15 July 2015

Total floor area: 85 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:

£ 2,301

Over 3 years you could save

£ 282

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 162 over 3 years	<div>You could save £ 282 over 3 years</div>
Heating	£ 1,767 over 3 years	£ 1,644 over 3 years	
Hot Water	£ 318 over 3 years	£ 213 over 3 years	
Totals	£ 2,301	£ 2,019	

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

(92-101) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

74

85

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 - £8,000	£ 132
2 Low energy lighting for all fixed outlets	£15	£ 45
3 Solar water heating	£4,000 - £8,000	£ 105

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.simpleenergyservice.org.uk or call freephone 0800 444282. The Green Deal may enable you to make your home warmer and cheaper to run.

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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.