



PRIORITY
PROPERTY SERVICES



3 Bedrooms. Fantastic Opportunity To Acquire An Extended Traditional Semi Detached Family Home With Established Long Mature Gardens & Far Reaching Rural Views. Large Through Lounge. Shaped Dining Kitchen. Det. Garage. No Chain.



188 Park Lane Knypersley Biddulph ST8 7PN

£220,000

ENTRANCE HALL

Panel radiator. Low level power point. Ceiling light point. Turn flight stairs allowing access to the first floor. Double glazed frosted windows and door to the front elevation. Door to the ground floor cloakroom.

GROUND FLOOR CLOAKROOM/W.C.

W.C. Wash hand basin with hot and cold taps. Ceiling light point. uPVC double glazed frosted window to the side.

BAY FRONTED LOUNGE/LIVING ROOM 25' 0" maximum into the bay x 11' 10" maximum into the chimney recess (7.61m x 3.60m)

Bay Fronted Lounge Area

Floor mounted gas fire. Low level power points. Coving to the ceiling with centre ceiling light point. Large archway into the living room. Panel radiator with thermostatic control. Walk-in bay window with uPVC double glazed windows to the front and side elevations.

Living Room Area

Door allowing access to the entrance hall. Panel radiator. Low level power points. 'Living Flame' gas fire set in an attractive timber surround with tiled inset and hearth. Wall light points. Coving to the ceiling with ceiling light point. Large archway to the lounge area at the front. Further arch leading to the dining room and kitchen at the rear.

EXTENDED DINING ROOM/KITCHEN AREA TO THE REAR 18' 10" x 15' 2" into the kitchen, narrowing to 6'3 in the dining area (5.74m x 4.62m)

Dining Room Area

Panel radiator. Low level power point. Large archway to the lounge and living room. Coving to the ceiling with ceiling light points. uPVC double glazed sliding patio window and door allowing access and great views to the long rear gardens.

Kitchen Area

Fitted eye and base level units with work surfaces above, incorporating drawer sets. Stainless steel sink unit with hot and cold taps. Ample space for free-standing electric oven. Plumbing and space for washing machine. Wall mounted (Potterton) gas central heating boiler. uPVC double glazed window to the side. Additional radiator. Double glazed window to the rear porch and uPVC double glazed door allowing access into the rear porch.

REAR PORCH

uPVC double glazed windows to both side and rear elevations. Sloped roof. uPVC double glazed door to the side allowing access to the garden.

FIRST FLOOR LANDING

Turn flight stairs to the ground floor. uPVC double glazed window on the half landing. Coving to the ceiling with ceiling light point. Doors to principal rooms.

BEDROOM ONE 12' 0" x 12' 0" maximum into the chimney recess (3.65m x 3.65m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Upvc double glazed window allowing views over the long established garden and fantastic views over 'open countryside'.

BEDROOM TWO 12' 0" maximum into the chimney recess x 11' 0" (3.65m x 3.35m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing partial views down towards 'Mow Cop' and 'Congleton Edge' on the horizon.

BEDROOM THREE 6' 10" x 6' 6" (2.08m x 1.98m)

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

BATHROOM 7' 10" x 6' 10" (2.39m x 2.08m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin. Panel bath with chrome coloured mixer tap and shower attachment. Part tiled walls. Former cylinder cupboard with slatted shelves. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via an original stone wall forming the front boundary. Tarmacadam driveway meanders around towards the front, for additional pull-in and easy pedestrian access to the front. Tarmacadam driveway continues to the side allowing additional parking and easy vehicular access to the garage at the rear. Front garden has raised flower and shrub borders.

REAR ELEVATION

Easy access to the garage. Extensive tarmacadam patio area that enjoys the majority of the all-day sun and is a great vantage point to enjoy the long established gardens with views over 'open countryside'. Further long lawned garden with well kept borders and flagged pathways to either side. Walling and privet hedging form the boundaries. Towards the head of the garden there is an additional patio with hard standing for timber shed.

DETACHED GARAGE

Brick built and pitched roof construction. Double opening doors to the front. Windows to the side. Power and light.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed South along the by-pass, turning left at 'Knypersley' traffic lights onto Park Lane. Continue up the hill, over the mini roundabout to where the property can be clearly identified by our 'Priory Property Services' board on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!



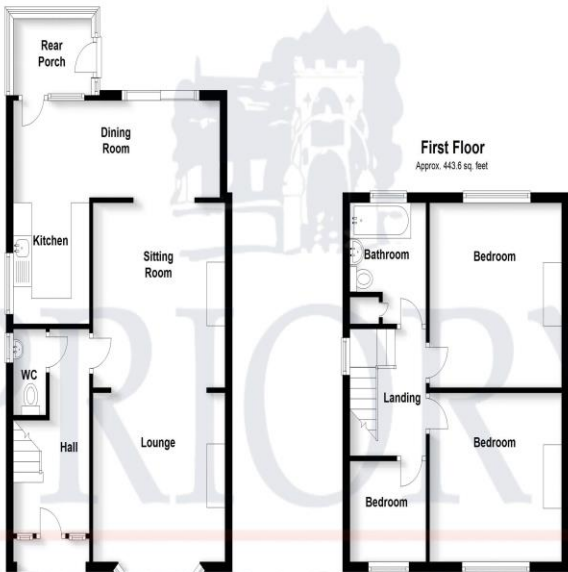
Biddulph's Award Winning Team





Ground Floor
Approx. 607.4 sq. feet

First Floor
Approx. 443.6 sq. feet



Total area: approx. 1050.9 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



188, Park Lane, Knypersley, STOKE-ON-TRENT, ST8 7PN
 Dwelling type: Semi-detached house Reference number: 0657-2865-7075-9898-7951
 Date of assessment: 15 March 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 15 March 2018 Total floor area: 93 m²

Use this document to:

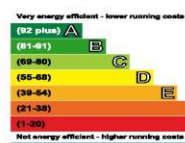
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,700
Over 3 years you could save	£ 315

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 189 over 3 years	You could save £ 315 over 3 years
Heating	£ 2,082 over 3 years	£ 1,983 over 3 years	
Hot Water	£ 309 over 3 years	£ 213 over 3 years	
Totals	£ 2,700	£ 2,385	

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



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	£ 117
2 Low energy lighting for all fixed outlets	£45	£ 102
3 Solar water heating	£4,000 - £6,000	£ 99

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.