



3/4 Bedrooms. Detached - Split Level Family Residence Within The Popular 'Gillow Heath' Location - With Key Features Such As Electrically Operated Garage Door. Fantastic Rural Views & Generous Family Accommodation. Garage & Gardens.



ENTRANCE PORCH

'Bespoke fitted' arched, uPVC double glazed feature double opening 'french doors and side windows to the front elevation allowing views and access into the porch. uPVC double glazed frosted door with large glazed frosted side panel windows allowing access and views into the reception hall. Tiled floor. Ceiling light point.

RECEPTION HALL

Reception lighting. Recess's to either side of the door, ideal for cloaks. Wider section has two panel radiators. Low level power points and inset ceiling lighting. Archway to a split level inner reception hall. Door to an under stairs store cupboard with built in shelving and light.

GROUND FLOOR W.C./CLOAKROOM

Low level w.c. Wash hand basin set in an attractive vanity unit with large 'high gloss' work surface above and cupboard space below. Panel radiator. Extractor fan. Ceiling light point. uPVC double glazed frosted window towards the side elevation.

SPLIT LEVEL INNER HALL WAY

Further radiator. Stairs allowing access to the first floor. Stairs allowing access to the second of the split levels. Further inset lights. 'Bespoke' fitted cabinet with large work surface above, currently housing a dryer plus plumbing and space for washing machine. Floor mounted (Worcester Bosch Hi-Flow 400) gas combination central heating boiler. Upvc double glazed window to the side elevation. Power points. Telephone point. Partial views up towards 'Biddulph Town' on the horizon. Quality part glazed door allowing access out to the rear.

KITCHEN 16' 8" x 8' 10" (5.08m x 2.69m)

Quality selection of fitted eye and base level units, base units having extensive work surfaces above, edged in timber trims. Attractive tiled splash backs, various power points and down lighting across the work surfaces. Built in four ring (Stoves New Home) gas hob with extractor fan/light above. Stainless steel effect (Ariston) deep fat fryer. Built in (Stoves New Home) fan assisted, double electric oven at eye level. (Carron Phoenix) one and half bowl sink unit with chrome coloured mixer tap. Built in (Whirlpool) dishwasher. Television point. Excellent selection of drawer and cupboard space. Built in fridge and freezer. Quality (Amtico) tile effect flooring. Lower breakfast bar area/table. Low level electric floor heater. Coving to the ceiling with ceiling light point. Serving hatch into the dining room. Two uPVC double glazed windows towards the side elevations, allowing partial views up towards 'Biddulph Town' on the horizon.

DINING ROOM/BEDROOM 2 12' 8" x 10' 0" (3.86m x 3.05m)

Entrance recess area. Low level power points. Panel radiator. Serving hatch to the kitchen. Coving to the ceiling with ceiling light point. uPVC double glazed window to the side. uPVC double glazed bow window to the front allowing excellent views of the cul-de-sac.

MASTER BEDROOM 12' 8" x 12' 0" maximum into the wardrobes (3.86m x 3.65m)

Entrance recess area. 'Bespoke' selection of quality fitted bedroom furniture with various double opening doors, double and single side hanging rails, built in shelving. Over-bed storage cupboards with recess lighting. Shelving and bedside cabinets. Matching dressing table and drawer set. Centre ceiling light point. Panel radiator. Door allowing access to the en-suite bathroom. uPVC double glazed windows to both the front and rear elevations.

EN-SUITE BATHROOM 9' 2" x 6' 10" (2.79m x 2.08m)

Three piece suite comprising of a low level w.c. Wash hand basin set in a large vanity unit with large work surface, drawer sets and cupboard space below. Chrome coloured hot and cold taps, fitted mirror and light. Step up to a panel bath with chrome coloured hot and cold taps, modern (Triton) mixer shower over the bath with glazed shower screen. Part tiled walls. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the rear elevation.

LOUNGE 21' 2" x 13' 2" (6.45m x 4.01m)

Gas fire set in an attractive brick surround with timber mantel above and stone hearth. Television point. Two panel radiators. Various low level power points. Coving to the ceiling with inset ceiling lights. uPVC double glazed sliding patio window and door allowing access and views into the garden room/garden. Further door into the office/bedroom. uPVC double glazed window to the side elevation allowing pleasant partial views down towards the 'Biddulph Valley'.

OFFICE/BEDROOM 8' 10" x 6' 10" approximately (2.69m x 2.08m)

Panel radiator. Low level power points. Telephone point. Centre ceiling light point. uPVC double glazed window towards the side elevation.

FIRST FLOOR

Stairs allowing access to the ground floor reception hall. Doors allowing access to bedrooms 2 and 3 and further door allowing access to the shower room/w.c.

BEDROOM FOUR 14' 2" into the wardrobes x 8' 8" (4.31m x 2.64m)

Built in wardrobes with double opening doors. Drawer set. Matching bedside cabinets. Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window allowing excellent panoramic views over towards the 'Biddulph Valley', up towards 'Knypersley Church' and 'Wicken Stone Rocks' on the horizon.

BEDROOM THREE ('L' Shaped) 16' 4" x 8' 10" at its widest point (4.97m x 2.69m)

Panel radiator. Low level power points. Centre ceiling light point. door to storage eaves. uPVC double glazed window towards the side elevation allowing pleasant views of the courtyard garden to the rear.

SHOWER ROOM/W.C. 5' 6" x 6' 4" (1.68m x 1.93m)

Low level w.c. with concealed cistern. Wash hand basin with chrome coloured hot and cold taps set in an attractive vanity unit with 'high gloss' work surface above, cupboard space and shelving below. Glazed shower cubicle with wall mounted (Triton) mixer shower and part tiled walls. Panel radiator. Ceiling light point. Timber double glazed sky-light window to the rear elevation. Wall light point. Extractor fan.

EXTERNALLY

The property is approached via an extensive wide block paved driveway providing ample off road parking and easy vehicle access to the detached garage. Front boundary is formed by an original low level wall. Well stocked shrub border set in plum slate. Lawned garden to the front that meanders around towards the side. Block paved pathways to both the front and side elevations. Further well stocked flower and shrub borders set behind originally boundary walling.

REAR COURTYARD GARDEN AREA

Well screened with good quality timber fencing forming the boundaries. Low maintenance block paved and flagged patio area that enjoys the majority of the all-day sun. Raised flower beds set behind attractive brick walling. Steps down to the garden room to the side. Access to a further patio at the rear of the property with low maintenance flagged patio and astro-turf area with gated access to the side and rear. Outside water tap. Flagged gated access to the front.

GARAGE 20' 0" x 13' 0" approximately at its widest point (6.09m x 3.96m)

Brick built and pitched roof construction. Electrically operated up and over door to the front elevation. Power and light. Large storage loft. uPVC single glazed door to the side. uPVC double glazed window towards the rear.

SIDE REAR

Further outside water tap. Low maintenance gravelled patio garden with pleasant views down towards the 'Biddulph Valley' on the horizon.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the traffic lights turn left onto 'Station Road', continue on down and follow the road round turning 2nd right onto 'Linden Drive', follow the road around, to where the property can be clearly identified by our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.

DO YOU HAVE A PROPERTY TO SELL?

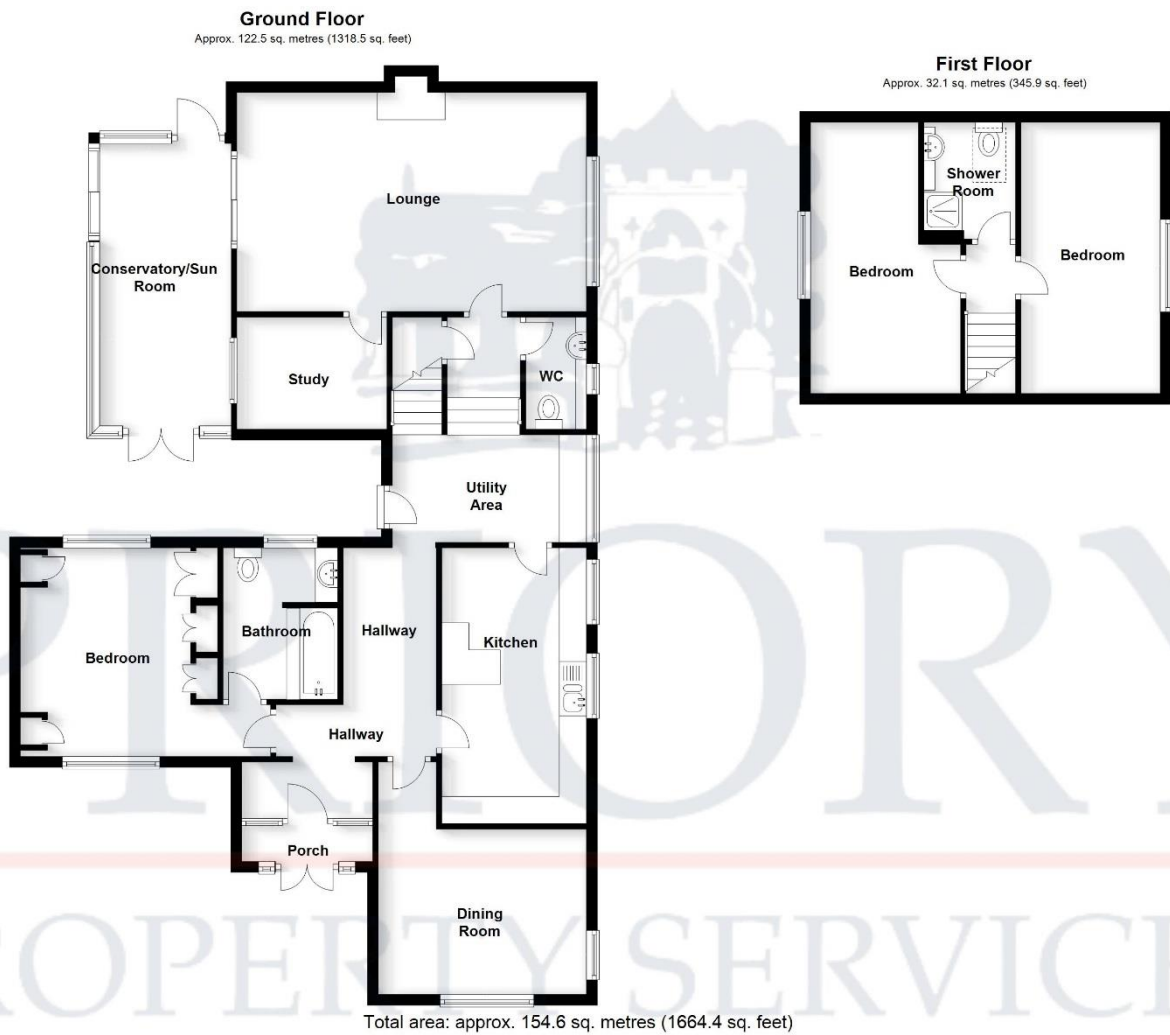
When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.









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

HM Government

16, Linden Drive, Gillow Heath, STOKE-ON-TRENT, ST8 6RP

Dwelling type: Detached bungalow

Reference number: 8507-8645-3829-8397-9683

Date of assessment: 14 June 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 02 July 2018

Total floor area: 138 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:

£ 5,121

Over 3 years you could save

£ 1,209

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 486 over 3 years	£ 243 over 3 years	
Heating	£ 4,242 over 3 years	£ 3,345 over 3 years	
Hot Water	£ 393 over 3 years	£ 324 over 3 years	
Totals	£ 5,121	£ 3,912	You could save £ 1,209 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

(92 plus)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-10)

G

Not energy efficient - higher running costs

Current

54

Potential

72

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 (suspended floor)	£900 - £1,200	£ 216
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 168
3 Low energy lighting for all fixed outlets	£105	£ 204

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.

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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.