



PRIORY
PROPERTY SERVICES



3 Bedrooms. Well Presented Spacious End Of Terrace Home With A Parking Space To Rear. Lounge & Dining Room. Fitted Kitchen. First Floor Family Bathroom. Pretty Patio Garden. Great Location For Easy Access To The Town Centre.



10 Slater Street Biddulph ST8 6JF

£110,000

ENTRANCE HALL

uPVC double glazed door to the front elevation. Panel radiator. Timber effect laminate flooring. Ceiling light point. Stairs allowing access to the first floor galleried landing.

LOUNGE 13' 0" maximum into the chimney recess x 11' 4" (3.96m x 3.45m)

Quality timber effect laminate floor. Fire recess with timber mantel above. Television point. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the front elevation. Large archway leading into the dining room.

DINING ROOM 13' 0" maximum into the chimney recess x 12' 4" (3.96m x 3.76m)

Quality timber effect laminate flooring. Low level power points. Coving to the ceiling with centre ceiling light point. uPVC double glazed window allowing pleasant views of the enclosed victorian garden. Panel radiator. Door allowing access to the entrance hall. Further door to the kitchen.

KITCHEN 15' 6" x 6' 4" (4.72m x 1.93m)

Recently fitted modern range of eye and base level units, base units having timber effect work surfaces above. Tiled splash backs. Various power points over the work surfaces. Built in (Beko) for ring electric hob with stainless steel effect circulator fan/light above. Built in (NEFF) eye level oven and grill combined. Built in (Samsung) combination oven. One and half bowl sink unit with drainer and mixer tap. Plumbing and space for dishwasher. Plumbing and space for washing machine. Ample space for free-standing fridge or freezer. Wall mounted (Baxi) gas combination central heating boiler. Ceiling light point. Panel radiator. Timber effect laminate flooring. Two uPVC double glazed windows. uPVC double glazed door allowing access to the rear garden. Under stairs recess with shelving.

FIRST FLOOR - GALLERIED LANDING

Stairs allowing access to the ground floor. Loft access point. Ceiling light point. Low level power point. uPVC double glazed window to the side. Doors to principal rooms.

BEDROOM ONE 12' 6" x 10' 2" (3.81m x 3.10m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear.

BEDROOM TWO 11' 6" x 9' 2" maximum into the chimney recess (3.50m x 2.79m)

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

BEDROOM THREE 8' 6" minimum meas. excluding the entrance recess area x 7' 0" (2.59m x 2.13m)

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

FAMILY BATHROOM 11' 0" x 6' 0" (3.35m x 1.83m)

Four piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Panel bath with chrome coloured mixer tap and shower attachment. Generous shower cubicle with wall mounted chrome coloured mixer shower. Extractor fan. Panel radiator. uPVC double glazed window to the side elevation.

EXTERNALLY

The rear has an enclosed, flagged, Victorian garden with gated access to a small paved and graveled driveway. Easy pedestrian access to the property.

DIRECTIONS

From our High Street offices proceed South along the (A527) High Street, turning left onto 'Well Street'. Over the cross roads and then turn 2nd right into 'Shepherd Street'. Continue over the mini roundabout to the top, which becomes 'Slater Street', turn right to where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

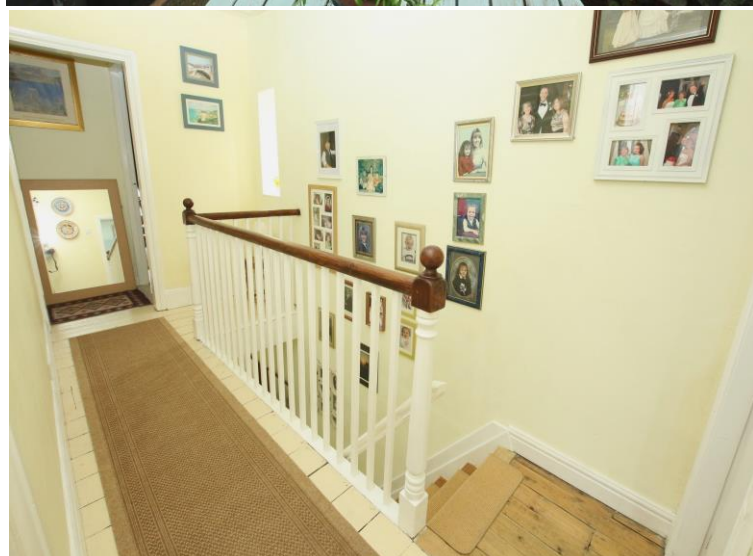



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate 


10, Slater Street, Biddulph, STOKE-ON-TRENT, ST8 6JF

Dwelling type: end-terrace house Reference number: 8277-7921-1670-1343-4996
 Date of assessment: 17 September 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 17 September 2013 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: £ 2,316
Over 3 years you could save £ 540

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	
Heating	£ 1,869 over 3 years	£ 1,410 over 3 years	
Hot Water	£ 288 over 3 years	£ 207 over 3 years	
Totals	£ 2,316	£ 1,776	

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	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 Internal or external wall insulation	£4,000 - £14,000	£ 296
2 Floor Insulation	£800 - £1,200	£ 162
3 Solar water heating	£4,000 - £6,000	£ 84

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.simpleenergyadvice.org.uk or call freephone 0800 444202. 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.