



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Great Opportunity To Purchase A Semi Detached Stone Cottage Boasting Large Dining Kitchen With Feature Center Island/Breakfast Bar. Generous Lounge With With Multi-Fuel Burner. Impressive G.F. Bathroom & First Floor W.C.



430 New Street Biddulph Moor ST8 7LR

£165,000

RECEPTION AREA/DINING KITCHEN**RECEPTION AREA** 9' 0" approximately x 7' 6" (2.74m x 2.28m)

Attractive original tiled floor, single panel radiator, low level double power sockets and telephone point. Turn flight stairs allowing access to the first floor with uPVC double glazed window on the half landing. uPVC double glazed window to both side and rear and uPVC double glazed door allowing access with views out to the rear patio garden. Textured ceiling with ceiling light point. Arch leading into the dining kitchen...

DINING KITCHEN 12' 8" x 11' 2" both measurements are approximate & into units (3.86m x 3.40m)

Excellent selection of fitted eye and base level units, base units having extensive work surfaces over with attractive tiled splash backs. Various power points across the work surfaces, sink unit with drainer and mixer tap. Feature centre island/breakfast bar with attractive wood effect work surface over, drawer and cupboard space below. Built in electric hob with (Logic) electric oven. Circulator fan/light above. Built in (Baumatic) dishwasher. Attractive original tiled floor, single panel radiator and textured ceiling with ceiling light point. Frosted double glazed window to the side. Steps leading up to the door to the lounge. Under stairs recess area, ideal for further storage.

UTILITY ROOM

Original tiled floor. Wall mounted (Glow Worm) gas combination central heating boiler. Plumbing and space for an automatic washing machine. uPVC double glazed window to the side elevation.

WALK IN CLOAKROOM

Ample space for free-standing fridge or freezer, further storage and cloaks recess. Textured ceiling with ceiling light point and attractive tiled flooring continued.

FAMILY BATHROOM 11' 2" x 6' 8" (3.40m x 2.03m)

Impressive bathroom with 'white' three piece suite, comprising of a low level w.c. Pedestal wash hand basin with chrome colored mixer tap. Panel bath with chrome colored mixer tap, shower off. Attractive tiled flooring. Attractive part tiled walls. uPVC double glazed frosted window towards the side.

LOUNGE 16' 5" x 11' 7" (5.00m x 3.53m)

Multi-fuel effect fire set in an attractive stone surround with timber mantel over. Single panel radiator, various double power sockets, textured ceiling with ceiling light points. Two uPVC double glazed windows to the side. Quality 'Oak' flooring.

FIRST FLOOR - LANDING

Turn flight stairs. Textured ceiling with ceiling light point.

MASTER BEDROOM 11' 10" x 9' 10" (3.60m x 2.99m)

Single panel radiator, attractive timber laminate flooring and low level double power socket. Textured ceiling with ceiling light point. uPVC double glazed frosted window towards the side.

BEDROOM TWO 11' 6" maximum into recess x 8' 0" widening to approximately 9'5" (3.50m x 2.44m)

Attractive timber laminate flooring, low level double power sockets and textured ceiling with ceiling light point. Built in shelving recess. Two uPVC double glazed windows towards the rear.

BEDROOM THREE 9' 3" x 7' 7" (2.82m x 2.31m)

Single panel radiator, low level double power socket, textured ceiling with ceiling light point. uPVC double glazed window towards the side allowing pleasant views on the horizon.

CLOAKROOM

Comprising of a low level w.c. and wash hand basin with tiled splash back. Textured walls and ceiling, extractor fan and ceiling light point. Loft access point.

EXTERNALLY

The property is approached via a gravelled driveway providing off road parking for approximately 2 vehicles.

REAR ELEVATION

The rear of the property has a pleasant private flagged patio and lawned garden. Lantern reception light and easy access to the reception hall. Easy pedestrian access can be gained round to the rear of the garden where there is slightly elevated borders and storage for gas propane cylinders.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass, towards Knypersley Traffic Lights. Turn left onto Park Lane, continue up along Park Lane over the mini roundabout towards Biddulph Moor, which in turn becomes 'New Street', where the property can be clearly identified by our 'Priory Property Services' board on the right hand side.

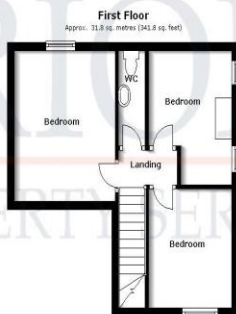
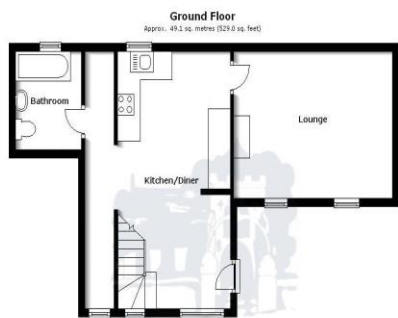
VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Total area: approx. 80.9 sq. metres (870.6 sq. feet)

Energy Performance Certificate



430, New Street, Biddulph Moor, STOKE-ON-TRENT, ST8 7LR

Dwelling type: Semi-detached house
Date of assessment: 07 September 2012
Date of certificate: 07 September 2012

Reference number: 0238-9093-6231-7372-2980
Type of assessment: RdSAP - existing dwelling
Total floor area: 110 m²

Use this document to:

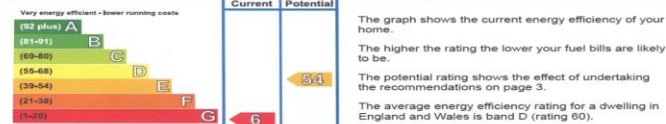
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£9,537
Over 3 years you could save	£4,722

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£201 over 3 years	£201 over 3 years	
Heating	£8,361 over 3 years	£4,338 over 3 years	
Hot Water	£975 over 3 years	£276 over 3 years	
Totals	£9,537	£4,815	You could save £4,722 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£639	✓
2 Heating controls (room thermostat and TRVs)	£350 - £450	£1,383	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£2,415	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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.