



PRIORY
PROPERTY SERVICES



2 Bedrooms. Semi Detached Stone Cottage Beautifully Renovated. Boasting Field Views With Land Off The Rear Garden Planted Up With Young Fruit Trees. Lounge With Multi-Fuel Burner & Modern Fitted Kitchen With Utility. F.F. Bathroom.



306 New Street Biddulph Moor ST8 7NQ

£159,950

LOUNGE 12' 6" maximum into the chimney recess x 11' 8" (3.81m x 3.55m)

Attractive multi-fuel burner set in a good size 'Ingle Nook' fireplace with brick hearth, stone rear and stone mantel above. Television and telephone points. Quality 'timber effect' laminate flooring. Exposed feature stone wall to one side. Quality 'Composite' double glazed door towards the front elevation. Further modern panel door allowing access into the breakfast kitchen. uPVC double glazed window towards the front elevation. **ELECTRICALLY OPERATED UNDER FLOOR HEATING** (Both controls are independent to each room and are programmable).

DINING KITCHEN 12' 6" maximum into the stairs x 11' 10" (3.81m x 3.60m)

Range of quality fitted, modern eye and base level units, base units having work surfaces above with matching upstands. Various power points across the work surfaces. Built in (Zanussi) electric hob with extractor fan/light above. Feature timber mantel above the hob. Matching (Zanussi) oven and grill combined below. Stainless steel effect sink unit with drainer and mixer tap. Plumbing and space for dishwasher under the sink (if required). Good selection of drawer and cupboard space. Low level LED lighting to the plinths and LED overlighting. Open stairwell allowing access to the first floor. Feature exposed stone wall to one side. Ample space for dining table. Quality 'timber effect' laminate flooring. uPVC double glazed window towards the rear elevation. Majority of the kitchen lights are remote controlled. Further modern panel door allowing access into the utility room. **ELECTRICALLY OPERATED UNDER FLOOR HEATING** (Both controls are independent to each room and are programmable).

UTILITY ROOM 6' 10" x 6' 2" (2.08m x 1.88m)

Fitted base unit with matching upstands and cupboard space below. Plumbing and space for washing machine. Vinyl flooring. Wall light points. Power points. uPVC double glazed window to the rear allowing pleasant views of the garden. uPVC double glazed door to the side allowing access to the garden.

FIRST FLOOR - LANDING

Open stairs allowing access to the dining kitchen on the ground floor. Loft access point. Doors to principal rooms. Wireless control for the upstairs heating.

BEDROOM ONE 12' 6" maximum into the wardrobes x 10' 0" (3.81m x 3.05m)

Wardrobes built in to the majority of one wall with various double opening doors, drawer sets, shelving and side hanging rails. Low level power points. Center ceiling light point. uPVC double glazed window towards the front elevation. Wall mounted oil filled electric heater.

BEDROOM TWO 9' 2" x 8' 0" (2.79m x 2.44m)

Wall mounted oil filled electric heater. Over stairs store cupboard housing the hot water cylinder with slatted shelf above. Ceiling light point. uPVC double glazed window allowing fantastic views over the gardens and 'open countryside' to the rear.

FIRST FLOOR BATHROOM 6' 6" x 5' 6" (1.98m x 1.68m)

Modern three piece 'white' suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Tiled splashback and mirrored cupboard above. Panel bath with (Triton) electric shower over, shower screen and chrome coloured mixer tap. Part tiled splash backs. Wall mounted electric heated radiator. Extractor fan. Ceiling light point.

EXTERNALLY

The property is approached via an original stone wall with gated, pedestrian access to front, side and rear elevations. Flagged gated access to the rear.

REAR ELEVATION

The rear has a pleasant, landscaped rear garden with stone patio. Gated access to the front. Further elevated flagged patio which enjoys the majority of the all day sun and pleasant views over 'open fields'. Tiled covered 'Pagoda' to one side with a seated area. Feature raised fish pool with waterfall feature and inset lighting beyond. Garden is mainly laid to lawn with flower and shrub beds. Gravelled pathway leads to a stone built outhouse. Steps lead up to a small pathway, allowing access to the extra agricultural land at the rear. Stone walling & young walnut bushes form the boundaries.

STONE BUILT OUTHOUSE

Stone built, pitched tiled roof construction outhouse with two separate storage areas, one as a tool shed the other currently being used as coal house. Power.

AGRICULTURAL LAND (TO REAR OF GARDEN)

Agricultural land purchased by the vendor to the rear of the formal garden and planted out with a variety of fruit trees, including James Grieve, Russett, Damson Bushes, Cherry Trees, Conference Pear, Blackcurrent Bushes and Walnut.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass, towards Knypersley Traffic Lights. Turn left onto Park Lane and continue up over the mini roundabout towards Biddulph Moor 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.

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Biddulph's Award Winning Team

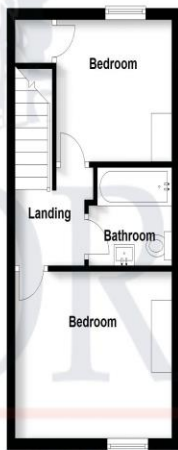




Ground Floor
Approx: 344.0 sq. feet



First Floor
Approx: 299.9 sq. feet



Total area: approx. 643.9 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



306, New Street, Biddulph Moor, STOKE-ON-TRENT, ST8 7NQ
 Dwelling type: Semi-detached house Reference number: 0612-2871-7621-9208-2251
 Date of assessment: 09 February 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 February 2018 Total floor area: 60 m²

Use this document to:

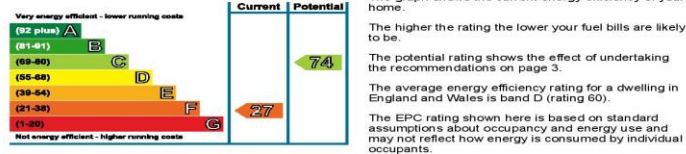
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 5,352
 Over 3 years you could save £ 2,676

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	
Heating	£ 4,389 over 3 years	£ 2,097 over 3 years	
Hot Water	£ 831 over 3 years	£ 447 over 3 years	
Totals	£ 5,352	£ 2,676	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 195
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,656
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 315

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.