



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Well Presented & Boasting New Carpets - Semi Detached Family Home With Entrance Hall. 'L' Shaped Breakfast Kitchen. Generous Through Lounge Diner. First Floor Family Bathroom. Enclosed Rear Garden. No Upward Chain.



33 Knowle Road Biddulph ST8 6LH

£115,000

GROUND FLOOR**ENTRANCE HALL**

Panel radiator. Turn flight stairs to the first floor with new fitted carpet. uPVC double glazed window to the side and uPVC double glazed door to the front.

THROUGH LOUNGE/DINER 22' 5" x 11' 7" *narrowing to 9' (6.83m x 3.53m narrowing to 2.74m)*

New fitted carpet. Modern living flame gas fire set in an attractive surround and hearth. Television and telephone point. Two panel radiators. Ceiling light point. uPVC double glazed window to the rear and walk in bay with uPVC double glazed window towards the front.

BREAKFAST KITCHEN (L-SHAPED) 14' 10" x 11' 4" *approximately (4.52m x 3.45m)*

Selection of modern fitted and eye and base level units, base units having work surfaces over and tiled splash backs. Ample space for slide in gas or electric cooker. Stainless steel sink unit with drainer. Plumbing and space for an automatic washing machine. Space and vent for a dryer if required. Panel radiator. Wall mounted gas boiler. Ample space for free standing fridge or freezer. uPVC double glazed window toward the rear allowing pleasant views of the garden.

REAR PORCH

Double glazed door towards the side elevation and door allowing access to the under stairs storage cupboard.

FIRST FLOOR**LANDING**

New modern fitted carpet. Loft access point. uPVC double glazed window to the side. Doors to principal rooms.

BEDROOM ONE 11' 8" *maximum into recess x 11' 2" (3.56m x 3.4m)*

New fitted carpet. Panel radiator. Built in wardrobes with mirrored sliding fronts to the majority of one wall. Power points. Television point. Ceiling light point. uPVC double glazed window to the front.

BEDROOM TWO 10' 10" x 8' 10" *(3.3m x 2.69m)*

New fitted carpet. Panel radiator. Built in wardrobes. Ceiling light point. uPVC double glazed window toward the rear.

BEDROOM THREE (L-SHAPED) 9' *maximum into the stairs x 8' 2" (2.74m x 2.49m)*

New fitted carpet. Panel radiator. Storage shelf above the stair rise. Ceiling light point. uPVC double glazed window to the front.

BATHROOM 7' 6" x 5' 6" *(2.29m x 1.68m)*

Low level W.C. Pedestal wash hand basin in a vanity unit. Fitted bath with wall mounted mixer shower over, light and extractor fan. Chrome coloured towel rail. Ceiling light point. uPVC double glazed window to both side and rear.

EXTERNALLY

The front of the property has off road parking for approximately three vehicles side by side. Canopied entrance. Gated access to one side allowing easy pedestrian access to the rear.

REAR ELEVATION

The rear has a good sized flagged patio area that enjoys the majority of the all day sun. Outside water tap. Step up to a generous lawned garden. Boundaries are formed by timber fencing. Timber shed included in the sale.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass to the top, turning left off the roundabout onto St Johns Road. Turn 1st left onto 'Knowle Road' where the property can be clearly identified by our 'Priory Property Services' board on the left hand side

VIEWING

Is strictly by appointment via the agent

NO CHAIN!**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.

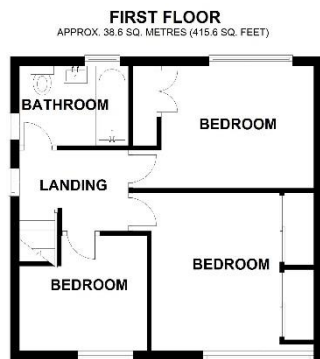
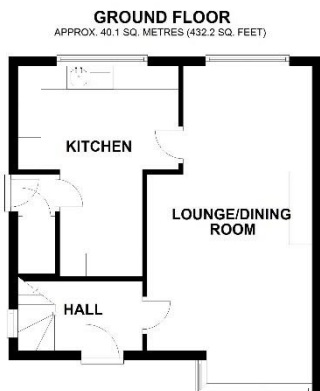
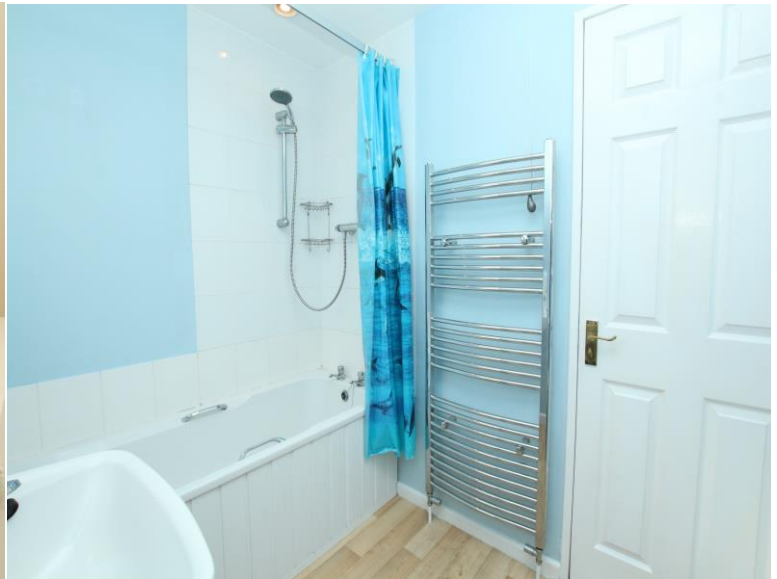


PRIORY

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Biddulph's Award Winning Team





TOTAL AREA: APPROX. 78.8 SQ. METRES (847.7 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 Planity.

Energy Performance Certificate HM Government

33, Knowle Road, Biddulph, STOKE-ON-TRENT, ST8 6LH
 Dwelling type: Semi-detached house Reference number: 9259-3057-6227-7271-8960
 Date of assessment: 15 March 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 15 March 2019 Total floor area: 79 m²

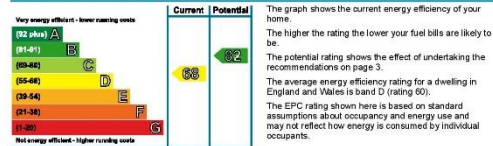
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,262
Over 3 years you could save	£ 231

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	You could save £ 231 over 3 years
Heating	£ 1,758 over 3 years	£ 1,626 over 3 years	
Hot Water	£ 309 over 3 years	£ 210 over 3 years	
Totals	£ 2,262	£ 2,031	

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 Floor insulation (solid floor)	£4,000 - £8,000	£ 132
2 Solar water heating	£4,000 - £8,000	£ 99
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 879

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.