



PRIORITY

PROPERTY SERVICES



5 Bedrooms. Detached Dormer Bungalow Offering Spacious Family Accommodation, Standing Within A Larger Than Average Mature Plot & Boasting No Upward Chain! Lounge Diner. Breakfast Kitchen With Sun Room Off The Kitchen.



Ivy House Road Gillow Heath Biddulph ST8 6RF

£210,000

ENTRANCE HALL

Long entrance hall with panel radiator. Low level power points. Spiral staircase allowing access to the first floor. Coving to the ceiling with ceiling light point. Timber double glazed door to the front elevation. Doors to principal rooms.

LOUNGE DINER**Lounge Area** 14' 8" x 10' 10" (4.47m x 3.30m)

Stone fire surround with slate hearth. Panel radiator. Low level power points. Coving to the ceiling with both wall and ceiling light points. Large archway into the dining area of the lounge. uPVC double glazed bow window to the front elevation with pleasant partial views up towards Biddulph Moor on the horizon.

Dining Area (Off The Lounge) 10' 10" x 6' 2" (3.30m x 1.88m)

Archway into the lounge. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the side.

'L' SHAPED EXTENDED BREAKFAST KITCHEN 14' 0" maximum into the recess x 10' 10" (4.26m x 3.30m)

Range of fitted eye and base level units, base units having work surfaces above. Stainless steel sink unit with drainer and mixer tap. Draw and cupboard space. Built in fridge into the base unit. Space for gas/electric cooker with circulator fan above. Small breakfast bar area. Panel radiator. Wall and ceiling light points. uPVC double glazed windows to both the front (on the extension) and side elevations, side allowing partial views up towards Biddulph Valley and up towards Biddulph Moor. Single glazed window and door allowing access to the rear conservatory.

CONSERVATORY 8' 0" x 7' 2" (2.44m x 2.18m)

Brick base and flat roof construction. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed windows to both the side and rear elevations, rear allowing pleasant views of the long established rear garden. uPVC double glazed door to the side allowing access to the side patio. Slide door allowing access to the utility.

'L' SHAPED UTILITY 11' 0" into the recess x 5' 10" (3.35m x 1.78m)

Range of eye and base level units, base units having work surfaces above. One and half bowl sink unit with drainer and mixer tap. Plumbing and space for washing machine. Wall mounted (Worcester) gas combination central heating boiler. uPVC double glazed window to the rear.

BEDROOM ONE 11' 0" x 10' 10" maximum into the wardrobes (3.35m x 3.30m)

Built in wardrobes to the majority of one wall with dressing table and drawer set. Coving to the ceiling with ceiling light point. Panel radiator. uPVC double glazed window to the front elevation allowing partial views up towards Biddulph Moor and The Cloud on the horizon.

BEDROOM TWO/DINING ROOM 10' 10" x 9' 10" (3.30m x 2.99m)

Panel radiator. Low level power points. Coving to the ceiling with both wall and ceiling light points. Large uPVC double glazed window to the rear allowing pleasant views of the garden.

BEDROOM THREE 7' 8" x 7' 0" (2.34m x 2.13m)

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

FAMILY BATHROOM 7' 8" x 7' 8" (2.34m x 2.34m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and electric (Triton) shower above. Tiled walls. Panel radiator. Extractor fan. Ceiling light point. Easy loft access point. Former cylinder cupboard with slatted shelves.

FIRST FLOOR - LANDING 13' 4" x 11' 0" (4.06m x 3.35m)

Impressive spiral staircase to the ground floor. Double opening doors to either side (allowing access to the storage eaves). Ceiling light point. Double glazed skylight window to the side elevation. Doors to bedrooms 3 and 4. Panel radiator. Built in storage cupboard. Wall and ceiling light points. Skylight window to the side elevation. (Nb. some restricted head height).

BEDROOM FOUR

Recess housing a drawer set. Skylight window to the side elevation. Ceiling light point. Door to storage eaves. Storage cupboard. (Nb. some restricted head height in this room).

BEDROOM FIVE 13' 6" x 10' 10" (4.11m x 3.30m)

Panel radiator. Cupboard with access to the storage eaves. Built in wardrobes with double opening doors. Sink unit with hot and cold tap, set in a vanity unit. uPVC double glazed window to the rear allowing excellent views of the rear garden. (Nb. some restricted head height in this room).

EXTERNALLY

The property is approached via a sweeping tarmac driveway and mainly laid to lawn front garden with flower and shrub beds. Driveway continues to the side of the property with off road parking and easy pedestrian access to the garage at the rear.

REAR ELEVATION

The rear has a good size flagged patio area that surrounds the conservatory. Gated access to the drive. Steps up to a long, wide established lawned garden with mature hedgerows and trees forming the boundaries. Towards the head of the garden there is a further outbuilding and patio area. Small lean-to green house to the rear of the garage.

GARAGE

Brick built and flat roof construction with double opening doors to the front elevation. Window to the side.

NO UPWARD CHAIN



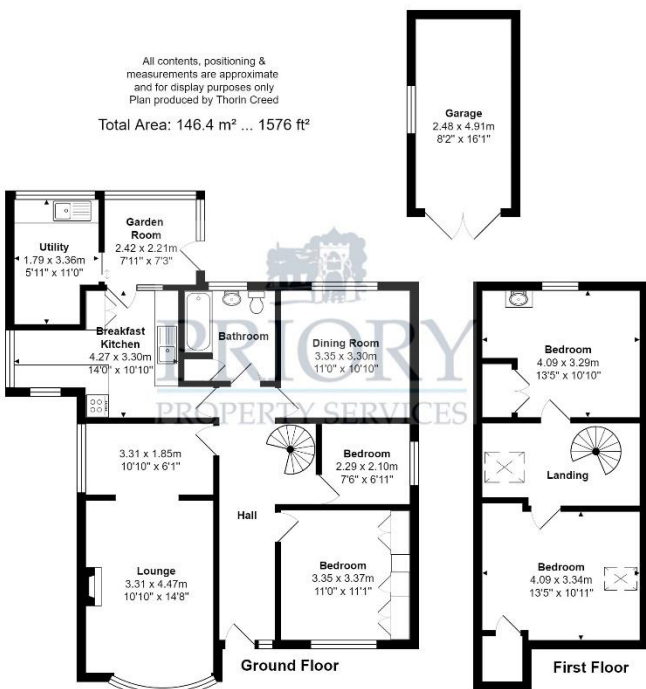
PRIORY
PROPERTY SERVICES

Biddulph's Award Winning Team





All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 146.4 m² ... 1576 ft²



Energy Performance Certificate

6, Ivyhouse Road, Willow Heath, STYKE-ON-TRENT, S18 8BP
 Dwelling type: Detached house Reference number: 6005_1077-07-10-10-66-3016
 Date of assessment: 10 March 2022 Type of assessment: Full EPC, existing dwelling
 Date of certificate: 11 March 2022 Total floor area: 733 m²

Use this document to:

- Compare current values of properties to see which properties are more energy efficient
- See what you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years*	£ 4,629
Over 3 years you could save	£ 1,164

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 297 over 3 years
Heating	£ 3,975 over 3 years	£ 2,873 over 3 years
Hot Water	£ 321 over 3 years	£ 225 over 3 years
Totals	£ 4,629	£ 3,466

Total could save £ 1,164 over 3 years

Energy Efficiency Rating

These figures show the overall the average household would expect in this property for heating, lighting and hot water and is not based on energy used by individual households. This is a guide only and for further appliances like TVs, computers and routers, and electricity generated by microgeneration or

Energy Efficiency Rating	Current	Potential
Energy Efficiency Rating	D	C

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 recommended measures on page 3. The average energy efficiency rating for a dwelling in England and Wales is rated D (70-75). The EPC rating above here is based on standard assumptions about how energy and energy use may vary in effect. Your 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. Room-in-roof insulation	£1,676 - £2,705	£ 370
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 375
3. Low energy lighting for all fixed outlets	£36	£ 111

See page 3 for a full list of recommendations for this property.
 For more information on energy efficiency go to www.prioryproperty.com 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.