



**PRIORITY**  
PROPERTY SERVICES



**2 Bedrooms. Detached Bungalow In Need Of Selective Modernisation. Property Comprises Entrance Hall. Lounge. Fitted Kitchen With Large Pantry/Utility. Modern Fitted Shower Room. Detached Brick Built Garage. No Upward Chain!**



15 Leek Lane Biddulph Moor ST8 7ND

£169,500

**ENTRANCE PORCH**

Timber single glazed door to the front elevation. Single glazed door allowing access into the kitchen. Tiled floor. Ceiling light point.

**BREAKFAST KITCHEN** 10' 10" x 9' 8" (3.30m x 2.94m)

New modern fitted eye and base level units, base units having work surfaces above. Original tiled walls and floor. Stainless steel sink unit. Drawer and cupboard space. Space and plumbing for washing machine. Panel radiator. Space for electric cooker. Walk-in boiler room. Ceiling light point. Timber double glazed window towards the rear with views of the garden.

**WALK-IN BOILER ROOM**

Floor mounted (Worcester) oil central heating boiler. Shelving. Ceiling light point. Single glazed window to the side.

**INNER HALLWAY**

Panel radiator. Ceiling light point. Doors to principal rooms. Storm door allowing access to a side porch with uPVC double glazed, double opening french doors to the side elevation. Ceiling light point.

**LOUNGE** 16' 0" x 11' 0" (4.87m x 3.35m)

Fire surround and hearth. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing pleasant views of the front garden and street.

**BEDROOM ONE** 13' 8" x 10' 6" (4.16m x 3.20m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed windows to both the side and front elevations.

**BEDROOM TWO** 12' 2" maximum into the robes x 10' 8" (3.71m x 3.25m)

Panel radiator. Low level power points. Built in wardrobes with sliding fronts. uPVC double glazed window to the side. Timber double glazed window to the rear allowing views of the garden.

**BATHROOM**

Recently modernised, modern shower room comprising of a low level w.c. with concealed cistern. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Shower cubicle with glazed doors and wall mounted (Triton) mixer shower. Quality high gloss tiled walls. Panel radiator. Shaving point. Tile effect flooring. LED ceiling lights. Wall mounted electric heater. Cylinder cupboard. uPVC double glazed frosted window to the side elevation.

**EXTERNALLY**

The property is approached via an original boundary wall and matching gate posts. Driveway continues at the side allowing off road parking and easy vehicle access to the garage at the rear. Front garden is a good size and is mainly laid to lawn with flower borders. Flagged pathway down one side. Pedestrian access can be gained from either side of the property to the rear.

**REAR ELEVATION**

Mainly laid to lawn garden with flagged pathway towards the head.

**DETACHED GARAGE**

Brick built detached garage with pitched roof. Up-and-over door to the front. uPVC double glazed window to the side. Door to the side.

**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'. Turn right onto 'Leek Lane' and continue for a short distance to where the property can be clearly identified by our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO UPWARD 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.



### Biddulph's Award Winning Team





Ground Floor  
Approx. 740.2 sq. feet



Total area: approx. 740.2 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



15, Leek Lane, Biddulph Moor, STOKE-ON-TRENT, ST8 7ND  
 Dwelling type: Detached bungalow Reference number: 8308-1296-9229-1797-8913  
 Date of assessment: 11 January 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 13 January 2019 Total floor area: 67 m<sup>2</sup>

Use this document to:

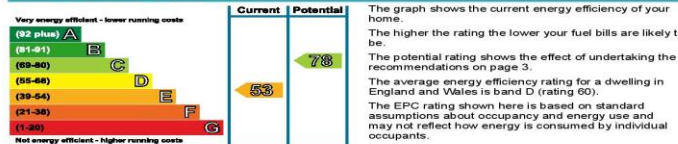
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,025
Over 3 years you could save	£ 507

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 1,512 over 3 years	£ 1,140 over 3 years	
Hot Water	£ 339 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 2,025</b>	<b>£ 1,518</b>	<b>You could save £ 507 over 3 years</b>

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 Increase loft insulation to 270 mm	£100 - £350	£ 114
2 Floor insulation (suspended floor)	£800 - £1,200	£ 153
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 57

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](http://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.