



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Semi Detached Bungalow In A Prime Location & With No Chain. 'L' Shaped Entrance Hall. Lounge, Breakfast Kitchen & Bathroom. Long Driveway & Detached Garage. Gardens To The Front & Rear. In Need Of Modernisation.



Diamond Close Biddulph ST8 6JP

£149,500

'L' SHAPED ENTRANCE HALL

Upvc double glazed door to the side elevation allowing access. Panel radiator. Light points. Former cylinder cupboard with slatted shelves, ideal for storage. Loft access point. Doors to principal rooms.

BREAKFAST KITCHEN 0' 0" x 0' 0" (0.00m x 0.00m)

Range of fitted eye and base level units, base units having work surfaces above and various power points across the work surfaces with tiled splash backs. Stainless steel effect sink unit with drainer and mixer tap. Space for slide in electric cooker. Plumbing and space for washing machine. Space for fridge under units. Vinyl flooring. uPVC double glazed window to the front elevation allowing pleasant views over the close. Modern (Valliant) gas combination central heating boiler (Nb. vendors inform us that this was fitted in 2019).

LOUNGE 15' 0" x 10' 4" narrowing to 9' 2" into recess (4.57m x 3.15m)

uPVC double glazed bow window to the front elevation with pleasant views of the close. Double panel radiator. Coving to the ceiling with ceiling light point. Low level power points. Television aerial point. Electric fire (not tested) set in a timber surround with inset and hearth.

BEDROOM ONE 12' 3" x 9' 2" (3.73m x 2.79m)

uPVC double glazed window to the rear elevation allowing pleasant views over the rear garden and up towards Congleton Edge on the horizon. Single panel radiator. Coving to the ceiling with ceiling light point. Low level power points. Television point.

BEDROOM TWO 8' 4" x 7' 0" (2.54m x 2.13m)

Upvc double glazed window to the rear elevation with views over the rear garden. Coving to the ceiling with ceiling light point. Low level power points. Single panel radiator.

BATHROOM

uPVC double glazed frosted window to the side elevation. Low level w.c. Pedestal wash hand basin with hot and cold chrome coloured taps. Panel bath with stainless steel effect mixer tap and shower attachment, shower curtain and rail. Tiled walls. Electric heater. Ceiling light point.

EXTERNALLY

The property is approached via a lawned garden to one side. Long driveway provides ample off road parking and easy access to the property and detached garage.

REAR GARDEN

The rear elevation has a flagged patio and lawned garden with views up towards Congleton Edge on the horizon. Easy access to the detached garage. Mixture of timber fencing a privet hedging form the boundaries.

DETACHED GARAGE

Up-and-over door to the front elevation. Door to side elevation.

VIEWING

Is strictly by appointment via the selling agent.

DIRECTIONS

From the main roundabout off Biddulph town centre turn left onto Meadows Way (Biddulph By-Pass). Turn 1st left onto Diamond Close and continue around to where the property can be clearly identified by our Priory Property Services board.

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!

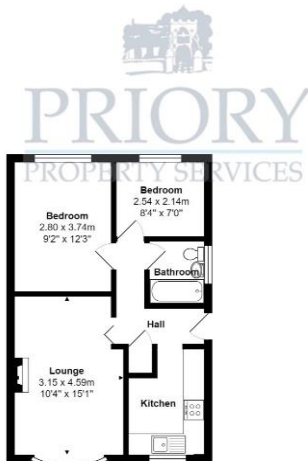
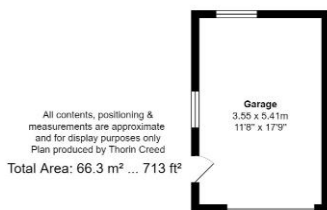
Please call our office on 01782 255552 for your free no obligation market appraisal.



PRIORY
PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate

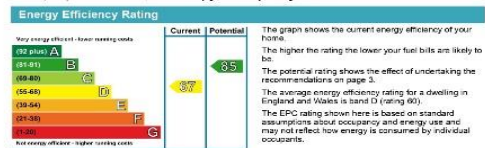
Diamond Close, Biddulph, STOKE-ON-TRENT, ST8 6JP
 Dwelling type: Semi-detached bungalow Reference number: 8860-7427-3430-7230-6296
 Date of assessment: 10 March 2020 Type of assessment: RoRAP, existing dwelling
 Date of certificate: 11 March 2020 Total floor area: 47 m²

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:	£ 1,815
Over 3 years you could save	£ 225

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 1,434 over 3 years	£ 1,264 over 3 years	
Hot Water	£ 228 over 3 years	£ 153 over 3 years	
Totals	£ 1,815	£ 1,590	

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.



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	£ 150
2 Solar water heating	£4,000 - £8,000	£ 75
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 948

To receive advice on what measures you can take to reduce your energy bills, visit www.stirprienergyadvice.org.uk 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.