



PRIORITY
PROPERTY SERVICES



2 Bedrooms. End Of Row Town House Within A Popular Residential Location Close To Local Schools & Shopping Facilities. Lounge. Fitted Breakfast Kitchen. First Floor Bathroom. Garden To The Rear With Brick Built Shed.



William Avenue Biddulph ST8 6JH

£92,500

ENTRANCE HALL

uPVC double glazed door to the front elevation. Panel radiator. Stairs to the first floor. Ceiling light point. Low level power point.

LOUNGE 14' 0" x 11' 4" (4.26m x 3.45m)

Fire surround with tiled hearth. Television point. Panel radiator. Centre ceiling light point. uPVC double glazed window to the front.

DINING KITCHEN 14' 4" x 7' 6" (4.37m x 2.28m)

Range of fitted eye and base level units, base units having work surfaces above. Various power points over the work surfaces. Stainless steel sink unit with drainer, hot and cold taps. Ample space for slide-in electric cooker. Wall mounted stainless steel circulator fan/light above. Plumbing and space for washing machine. Space for dryer. Ample space for free-standing fridge or freezer. Tiled floor. Ceiling light point. Under stairs store cupboard. uPVC double glazed window to the rear. uPVC double glazed door to the side.

FIRST FLOOR - LANDING

Stairs to the ground floor. Panel radiator. Loft access point. Doors to principal rooms. uPVC double glazed window to the side.

BEDROOM ONE ('L' Shaped) 14' 4" maximum into the recess x 9' 0" (4.37m x 2.74m)

Small entrance recess area. Panel radiator. Over stairs storage cupboard housing the modern wall mounted (Glow-Worm) gas combination central heating boiler. Low level power point. Ceiling light point. uPVC double glazed window towards the front allowing pleasant views up towards Biddulph Moor on the horizon.

BEDROOM TWO 12' 8" x 8' 6" (3.86m x 2.59m)

Timber effect laminate floor. Low level power points. Panel radiator. Ceiling light point. uPVC double glazed window to the rear.

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m)

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps. Panel bath with hot and cold taps, chrome coloured mixer shower over the bath with glazed shower screen. Attractive part tiled walls. uPVC double glazed frosted window towards the side elevation.

EXTERNALLY

The property is approached via a wide, block paved, low maintenance frontage. Secure gated access down one side of the property to the rear.

REAR ELEVATION

The rear has a small flagged patio area which enjoys the majority of the mid-day to later evening sun. Partial views up towards Mow Cop and Congleton Edge on the horizon to one side. Step up to a small lawned garden with hard standing for timber shed. Timber fencing forms the boundaries.

BRICK BUILT OUTHOUSE**DIRECTIONS**

From our High Street offices proceed South along the (A527) High Street, turning left onto 'Well Street'. Proceed over the crossroads and continue turning 3rd right onto 'Princess Street'. Continue to the roundabout and turn right onto 'St Johns Road'. Turn right onto 'William Avenue' 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 selling agent.



PRIORY

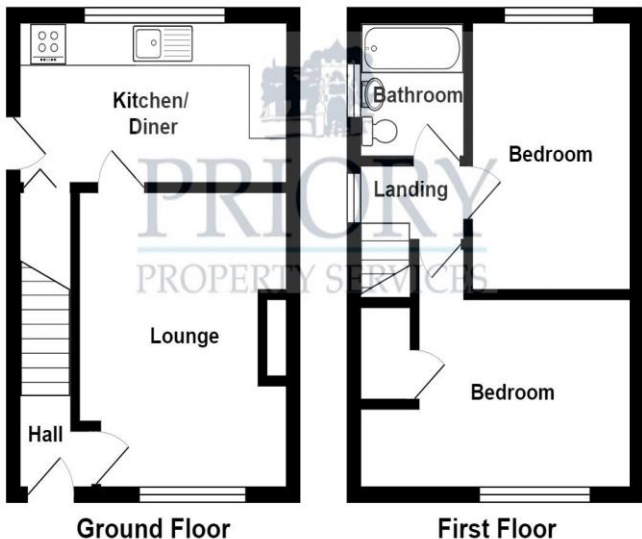
PROPERTY SERVICES

Biddulph's Award Winning Team





Total Area: 59.5 m²
 All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed



Energy Performance Certificate

17, William Avenue, Biddulph, STOKE-ON-TRENT, ST8 6JH
 Dwelling type: End-terrace house Reference number: 9484-2840-6601-9491-7525
 Date of assessment: 10 October 2019 Type of assessment: RdSAP existing dwelling
 Date of certificate: 10 October 2019 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:		£ 2,094	
Over 3 years you could save		£ 396	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 141 over 3 years	You could save £ 396 over 3 years
Heating	£ 1,561 over 3 years	£ 1,383 over 3 years	
Hot Water	£ 258 over 3 years	£ 174 over 3 years	
Totals	£ 2,094	£ 1,698	

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

Current	Potential

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 recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£1,000 - £3,000	£ 126
2 Low energy lighting for all fixed outlets	£ 25	£ 53
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 63

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.strokeyenergyadvice.org.uk or call telephone 0800 644522. 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.