



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Extended Detached House Beautifully Presented. Entrance Hall. L Shaped Through Lounge/Diner + Family Rm. Modern Fitted Extended B/Fast Kitchen. Family Bathroom. Attached Garage With Utility & W.C. Landscaped Gardens.



107 Lyneside Road Knypersley Biddulph ST8 6SL

£210,000

ENTRANCE HALL

Panel radiator. Stairs allowing access to the first floor. Ceiling light point. uPVC double glazed door and window to the front elevation. Part glazed door allowing access into the through lounge.

THROUGH LOUNGE/ DINER (L-SHAPED) 21' 4" x 14' 2" narrowing to 8'10" (6.50m x 4.31m)

Modern fire surround with electric fire. Telephone & television point. Two panel radiators. Coving to the ceiling with ceiling light points. Part glazed door allowing access into the breakfast kitchen. Large arch into the family room. Insulated bay window with uPVC double glazed windows to the front elevation.

FAMILY ROOM 8' 10" x 8' 0" (2.69m x 2.44m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed French doors allowing easy access and pleasant views over the rear garden.

EXTENDED BREAKFAST KITCHEN 18' 4" x 8' 0" approx into units (5.58m x 2.44m)

Range of modern fitted eye and base level units, base units having extensive work surfaces over and attractive tiled splash backs. Various power points across the work surfaces and down lighting. Built in four ring gas hob with 'Belling' extractor fan/ light above. Built in eye level 'Electrolux' double electric oven. Stainless steel sink unit with drainer and mixer tap. Excellent selection of drawer and cupboard space. Plumbing and space for a dishwasher. Space for fridge under the units. Timber effect vinyl flooring. Panel radiator. Ceiling light points. Door to under stairs walk in cupboard. Telephone point. uPVC double window towards the rear elevation. Wall mounted 'Baxi' gas condensing combination central heating.

FIRST FLOOR LANDING

Stairs allowing access to the ground floor. Coving to ceiling with ceiling light point. Former cylinder cupboard with slatted shelves. Loft access point. uPVC double glazed frosted window towards the side elevation.

BEDROOM ONE 10' 8" x 9' 2" to wardrobe fronts (3.25m x 2.79m)

Panel radiator. Low level power points. Ceiling light point. Quality built in wardrobes with double opening doors, side hanging rails and storage shelving. Television point. uPVC double glazed window towards the rear.

BEDROOM TWO 10' 2" x 8' 8" (3.10m x 2.64m)

Panel radiator. Entrance recess area. Low level power points. Ceiling light point. uPVC double glazed window to the front elevation.

BEDROOM THREE 7' 2" x 8' 6" (2.18m x 2.59m)

Built in bed base. Panel radiator. Low level power points. Ceiling light points. uPVC double glazed window to the front elevation.

FAMILY BATHROOM 6' 6" x 5' 6" (1.98m x 1.68m)

Three piece modern white suite comprising, wash hand basin set in attractive vanity unit with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap. 'Mira' sport max electric shower over. Part tiled walls. Quality 'Hydra Panel' walls. Ceiling light point. Panel radiator. uPVC double glazed frosted window to the rear elevation. Extractor fan.

EXTRNALLY

The property is approached via a tarmacadam sweeping driveway edged in cobbles. Low maintenance shrub borders. Canopied entrance. Easy vehicular access to the attached garage.

ATTACHED GARAGE 27' 0" x 7' 8" (8.22m x 2.34m)

Up and over door to the front elevation. Power and light. Door and window allowing access to the rear. The garage has been slightly converted to allow room for a ground floor w.c. Towards the rear of the garage there is a utility area which has plumbing and space for an automatic washing machine. Space for drier if required. Eye level unit & work surface. GROUND FLOOR W.C. Wash hand basin with hot and cold taps. Part tiled walls. Ceiling light point.

REAR ELEVATION

The rear has flagged patio area that surrounds the rear of the property allowing easy pedestrian access into the garage. Reception lighting. Outside water tap. Lawned garden surrounded by low maintenance flower and shrub borders. Timber fencing forming the boundary. Pleasant views over the woodland area to rear.

VIEWING

Is strictly by appointment via the agent.

DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights' Turn right at the lights onto Newpool Road, continue over the bridge and turn left into 'Lyneside Road'. Continue towards the top where the property can be clearly identified by our Priory Property Services Board.



Biddulph's Award Winning Team





Energy Performance Certificate 

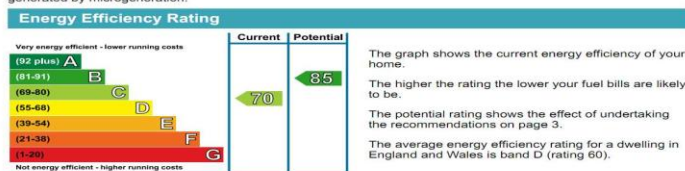
107, Lyneside Road, Knypersley, STOKE-ON-TRENT, ST8 6SL
 Dwelling type: Detached house Reference number: 0105-2878-7942-9397-5671
 Date of assessment: 18 April 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 April 2013 Total floor area: 82 m²

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:	£ 1,932
Over 3 years you could save	£ 306

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 141 over 3 years	
Heating	£ 1,494 over 3 years	£ 1,299 over 3 years	
Hot Water	£ 261 over 3 years	£ 186 over 3 years	
Totals	£ 1,932	£ 1,626	You could save £ 306 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 132	✓
2 Low energy lighting for all fixed outlets	£15	£ 33	✓
3 Heating controls (room thermostat)	£350 - £450	£ 66	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.