



PRIORITY
PROPERTY SERVICES



3 Bedrooms. Exceptionally Well Presented Semi Detached Home In The Popular Village Location Of Biddulph Moor & Boasting Pleasant Semi Rural Views To The Front Elevation. Through Lounge Diner & Breakfast Kitchen. Long Garden.



25 Farmside Lane Biddulph Moor ST8 7LY

£185,000

ENTRANCE PORCH

Stairs allowing access to the first floor. Panel radiator. Low level power points. Telephone point. uPVC double glazed window and door to the front elevation. Further door allowing access into the through lounge/diner.

THROUGH LOUNGE/DINER 20' 2" in length x 10' 10" width (6.14m x 3.30m)

Quality fireplace with electric fire to the centre. Stone effect high polished inset and hearth. Television point. Two panel radiators. Various low level power points. Coving to the ceiling with ceiling light points. uPVC double glazed window to the front. Doors allowing access to both the entrance hall and breakfast kitchen. uPVC double glazed slide and tilt patio window and door allowing excellent views of the landscaped garden to the rear.

BREAKFAST KITCHEN 11' 8" x 11' 2" (3.55m x 3.40m)

Excellent selection of new modern fitted eye and base level units, base units having extensive work surfaces above. Attractive tiled splash backs with various power points across the work surfaces. Work surface extends out into a small breakfast bar area. Built in double electric oven at eye level. Built in electric induction hob with a (Hotpoint) circulator fan/light above. Fitted microwave at eye level. Built in 50/50 fridge and freezer. Excellent selection of drawer and cupboard space. Corner carousel unit. Stainless steel modern sink unit with drainer and mixer tap. Plumbing and space for washing machine. Panel radiator. Ceiling light point. Attractive tiled floor. Wall mounted (Wallstar) oil central heating boiler. Cupboard to walk-in pantry, built in shelving and tiled floor. Door allowing access to the through lounge diner. uPVC double glazed window and door, window allowing pleasant views of the landscaped rear garden.

FIRST FLOOR - LANDING

Loft access point. Doors to principal rooms. Cylinder cupboard with slatted shelves above. Stairs to the ground floor.

BEDROOM ONE 12' 2" x 11' 0" (3.71m x 3.35m)

Smart fitted wardrobes with various double opening doors, side hanging rails and storage shelves. Fitted drawer sets and matching bedside cabinets. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation allowing fantastic partial views over open countryside.

BEDROOM TWO 12' 2" x 8' 0" (3.71m x 2.44m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views of the street and views over open countryside to one side.

BEDROOM THREE 11' 0" x 7' 10" (3.35m x 2.39m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing great views of the long mature landscaped gardens.

BATHROOM 7' 10" x 7' 10" (2.39m x 2.39m)

Four piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Fitted shelf above. Panel bath with chrome coloured mixer tap and shower attachment. Part tiled walls. Part glazed shower with (Opal Triton) electric shower and tiled walls. Panel radiator. Coving to the ceiling with ceiling light point. Two uPVC double glazed frosted windows to the side elevation.

EXTERNALLY

The property is approached via a wide flagged driveway allowing off road parking and easy access to the integral garage. Garden is mainly laid to lawn. Flagged secure gated access down one side to the rear.

REAR ELEVATION

The rear has an extensive flagged patio garden that enjoys the majority of the mid-day to later evening sun. Secure gated access down one side of the property allowing pedestrian access to the front. Extensive long lawned gardens, separated by a central block paved pathway that leads towards the head of the garden. The head of the garden then extends out to a larger block paved patio area which has hard standing for timber shed (Nb. vendor informs us that the timber shed is included in the sale). Well stocked flower and shrub borders towards the head of the garden, set behind attractive brick walling. Timber fencing forms the boundaries. Excellent selection of flower and shrub borders.

INTEGRAL GARAGE 13' 0" in length x 8' 0" at its widest point (3.96m x 2.44m)

Up-and-over door to the front. Power and light. uPVC double glazed window to the side. Water tap.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed South along the by-pass to Knypersley traffic lights. Turn left at the traffic lights onto Park Lane, continue up over the mini roundabout to Biddulph Moor. Once in New Street turn 2nd right after the Rose and Crown Public House onto Rudyard Road, and then 3rd right onto Farmside Lane where the property can be clearly identified by our Priory Property Services board.

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate

25, Farmside Lane, Biddulph Moor, STOKE-ON-TRENT, ST8 7LY

Dwelling type: Semi-detached house Reference number: 8109-3376-1629-4227-1813
 Date of assessment: 23 August 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 August 2019 Total floor area: 80 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:	£ 2,730
Over 3 years you could save	£ 705

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 177 over 3 years	You could save £ 705 over 3 years
Heating	£ 2,028 over 3 years	£ 1,617 over 3 years	
Hot Water	£ 456 over 3 years	£ 231 over 3 years	
Totals	£ 2,730	£ 2,025	

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

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	77	53	G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			

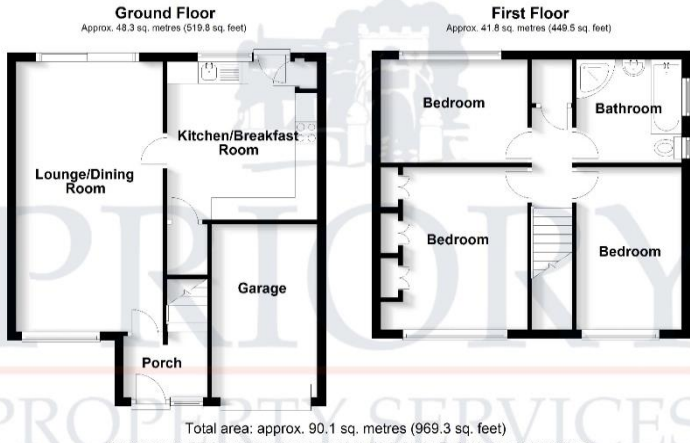
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). 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.

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 - £9,000	£ 183
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 21
3 Low energy lighting for all fixed outlets	£20	£ 80

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.simpleenergyadvice.org.uk or call freephone 8000 444202. This Green Deal may enable you to make your home warmer and cheaper to run.



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.

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.