



PRIORY
PROPERTY SERVICES



4 Bedrooms. Large Detached Family Home Enjoying A Prime Location Close To Popular Schools & Leisure Amenities. Large Modern Fitted Kitchen With Conservatory & Family Room Off. Landscaped Patio & Garden To Rear. Ample Parking. No Chain!



60 Thames Drive Biddulph ST8 7HL

£290,000

ENTRANCE HALL

New modern timber effect laminate flooring. Stairs allowing access to the first floor with new modern fitted carpets to the stairs and landing.

GROUND FLOOR W.C.

Low level w.c. Wash hand basin with hot and cold taps. Panel radiator. Tiled floor. Ceiling light point.

LOUNGE 16' 5" x 10' 10" (5.00m x 3.30m)

Quality timber effect laminate flooring. New modern high gloss fire surround with Living Flame gas fire to the centre. Centre ceiling light point. Panel radiator. uPVC double glazed window allowing views over towards 'Mow Cop' on the horizon.

SITTING ROOM/STUDY 15' 4" x 7' 6" (4.67m x 2.28m)

Quality timber effect laminate flooring. Centre ceiling light point. Panel radiator. uPVC double glazed window towards the front allowing excellent views over towards 'Mow Cop' on the horizon.

DINING KITCHEN 25' 4" x 10' 0" narrowing to 7'6" (7.72m x 3.05m)

Excellent selection of 'modern fitted' eye and base level units, base units having extensive 'high polished' work surfaces over with attractive tiled splash backs. Built in gas hob with circulator fan/light above and oven below. Stainless steel one and half bowl sink unit with drainer and mixer tap. Built in dishwasher. Built in fridge and freezer. Wall mounted gas central heating boiler (concealed into one of the eye units). Attractive tiled flooring that continues into the dining area. Panel radiator. Television point. Archway leading into the conservatory. Centre ceiling light points. uPVC double glazed window and door to the rear elevation. Two panel radiators. uPVC double opening doors to the conservatory.

CONSERVATORY

Pitched roof construction with uPVC double glazed windows to both side and rear allowing views of the landscaped gardens. uPVC double glazed, double opening doors towards the side. Tiled floor. Double panel radiator.

UTILITY ROOM (Off The Kitchen & Porch Area) 7' 10" x 6' 5" (2.39m x 1.95m)

Recently tiled floor. Range of fitted eye and base level units with work surfaces over. Stainless steel sink unit with drainer. Plumbing and space for an automatic washing machine. Space and vent for dryer. Good selection of drawer and cupboard space. Ceiling light point. uPVC double glazed window and door towards the rear garden.

FAMILY ROOM (Former Garage) 15' 0" x 11' 2" (4.57m x 3.40m)

Panel radiator. Coving to the ceiling with centre ceiling light point. uPVC double glazed window towards the front elevation allowing pleasant views up towards 'Mow Cop' on the horizon.

FIRST FLOOR - LANDING

New modern fitted carpet. Stairs to the ground floor. Cylinder cupboard with slatted shelves above.

MASTER BEDROOM 13' 10" x 11' 2" (4.21m x 3.40m)

New fitted carpet. Panel radiator. Ceiling light point. Two uPVC double glazed windows towards the front elevation allowing excellent views of the 'Biddulph Valley' and views up towards 'Mow Cop' on the horizon.

BEDROOM TWO 12' 4" x 8' 0" (3.76m x 2.44m)

New fitted carpet. Panel radiator. Recess over the stairs (ideal wardrobe space). Ceiling light point. uPVC double glazed window allowing excellent views of the 'Biddulph Valley' up towards 'Mow Cop' on the horizon.

BEDROOM THREE 10' 6" x 7' 7" (3.20m x 2.31m)

New fitted carpet. Panel radiator. Textured ceiling with ceiling light point. uPVC double glazed window towards the rear.

BEDROOM FOUR 9' 2" x 7' 2" (2.79m x 2.18m)

Panel radiator. Ceiling light point. uPVC double glazed window to the rear

FAMILY BATHROOM 8' 0" x 6' 2" (2.44m x 1.88m)

New modern white suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap, modern electric (Triton) shower over with glazed shower screen. Attractive modern tiled walls. Quality tiled floor. Chrome coloured towel radiator. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via attractive block paved driveway with off road parking for approximately 4/5 vehicles. Lawned garden to one side.

SIDE ELEVATION

The side has attractive gated access with hard standing for additional parking for caravan or boat if required. Outside water tap.

REAR ELEVATION

Recently landscaped rear garden, comprising of an extensive flagged patio area that surrounds the conservatory, allowing easy access to the utility and kitchen. New steps lead up to a terraced lawned garden, set behind attractive brick walling. Further gated access to the top two levels of the garden, over an extensive plum slate patio area with centre flagged patio, that enjoys the majority of the all-day to later evening sun. Attractive raised flower and shrub borders, set behind railway sleepers and stone walling. Further steps up to a larger flagged patio area with hard standing for timber shed, this level allows the majority of the all-day to late evening sun.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass through the traffic lights. At the roundabout turn right and then left onto 'Thames Drive'. Continue up towards the top where the property can be clearly identified by our 'Priory Property Services' board on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.







Energy Performance Certificate

HM Government

60, Thames Drive, Biddulph, STOKE-ON-TRENT, ST8 7HL

Dwelling type: Detached house Reference number: 0755-6052-6246-5061-9944
 Date of assessment: 05 August 2019 Type of assessment: RICSAP existing dwelling
 Date of certificate: 05 August 2019 Total floor area: 134 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:	£ 3,444
Over 3 years you could save	£ 477

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 414 over 3 years	£ 249 over 3 years	You could save £ 477 over 3 years
Heating	£ 2,092 over 3 years	£ 2,451 over 3 years	
Hot Water	£ 438 over 3 years	£ 267 over 3 years	
Totals	£ 3,444	£ 2,967	

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
D7	F7B

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 65). 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.

Not energy efficient - higher running costs

Top actions you can take to save money and make your home more efficient

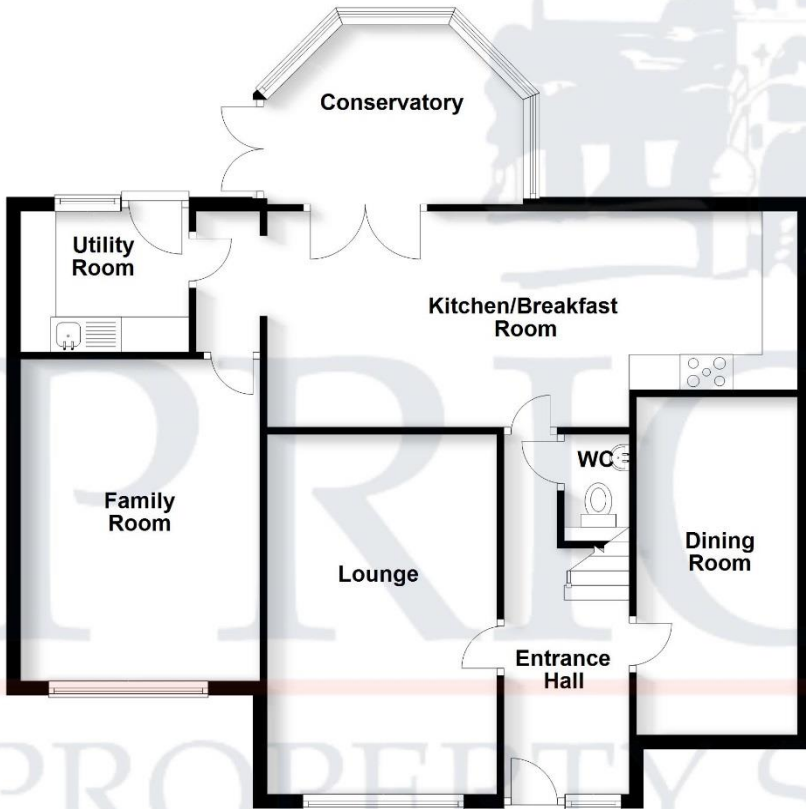
Recommended measures	indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £5,000	£ 183
2 Low energy lighting for all fixed outlets	£70	£ 141
3 Solar water heating	£4,000 - £5,000	£ 150

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 0800 444302. The Green Deal may enable you to make your home warmer and cheaper to run.

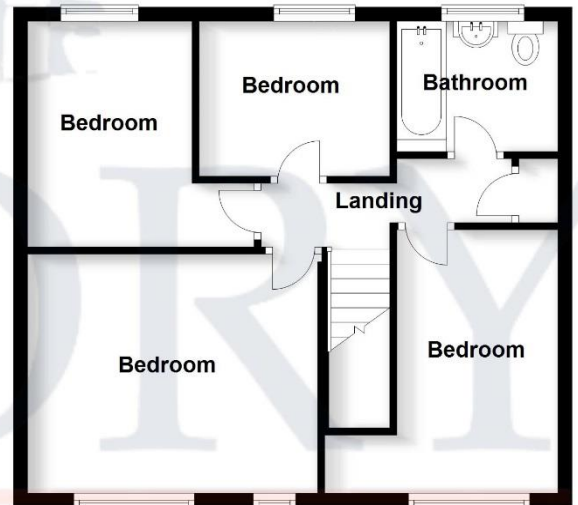
Ground Floor

Approx. 92.1 sq. metres (991.1 sq. feet)



First Floor

Approx. 50.3 sq. metres (540.9 sq. feet)



Total area: approx. 142.3 sq. metres (1532.0 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.