



PRIORITY
PROPERTY SERVICES



2 Bedrooms. Great Location!! Semi Detached Bungalow Backing Onto Open Fields With Generous Garden To Rear. Popular None Estate Location & Within A Quiet Cul-De-Sac. Full Modernisation Required. No Upward Chain!



42 Portland Drive Biddulph ST8 6RY

£125,000

ENTRANCE HALL

Loft access point. Ceiling light point. Doors to principal rooms. Low level power point. uPVC double glazed frosted door to the side elevation.

BEDROOM ONE 12' 2" x 10' 8" (3.71m x 3.25m)

Low level power points. Ceiling light point. uPVC double glazed window to the front elevation allowing views of the cul-de-sac.

BEDROOM TWO 10' 0" x 8' 2" (3.05m x 2.49m)

Low level power points. Ceiling light point. uPVC double glazed window to the front allowing views of the cul-de-sac.

BATHROOM 6' 0" x 5' 6" (1.83m x 1.68m)

Low level w.c. Pedestal wash hand basin with chrome colored hot and cold taps. Slim-line easy entry bath with chrome colored mixer tap. Ceiling light point. uPVC double glazed window to the side elevation.

LOUNGE 14' 8" x 10' 8" minimum (4.47m x 3.25m)

'Living Flame' gas fire set in a tiled surround with hearth. Low level power point. Cylinder cupboard with slatted shelf. Ceiling light point. uPVC double glazed window allowing views over the generous garden, fantastic field views and views over towards 'The Valley', and over towards 'Congleton Edge' on the horizon.

KITCHEN 10' 0" x 8' 2" (3.05m x 2.49m)

Base unit with stainless steel drainer, chrome colored hot and cold taps. Electric cooker point. Ceiling light point. uPVC double glazed window and door to the rear elevation. Fantastic field views. Storage cupboard with shelving. Gas meter point.

EXTERNALLY

The property is approached via a long tarmac driveway which allows off road parking for approximately 2 vehicles. Easy vehicle access to the garage at the rear. Front garden is mainly laid to lawn (in need of landscaping). Mature hedgerows and shrubs.

REAR ELEVATION

Easy access to the garage. Gated access to the rear garden. Covered entrance to the side entrance hall. Patio area. Pathway towards the head of the garden. Garden is mainly laid to lawn (in need of landscaping). Fantastic field views and further views over towards 'Congleton Edge' on the horizon.

DETACHED GARAGE

Brick built and flat roof construction. Up-and-over door to the front. uPVC window and door to the side.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass through the traffic lights. At the roundabout turn left onto 'Congleton Road'. Continue along turning 3rd left after the 'Biddulph Arms Public House' onto 'Marsh Green Road' and then first left into 'Portland Drive'. Continue towards the top, turning right into the cul-

de-sac, where the property can be located via our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

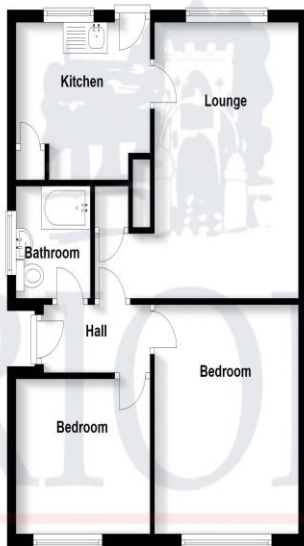
NO UPWARD CHAIN!





Ground Floor

Approx. 559.5 sq. feet



Total area: approx. 559.5 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.

Energy Performance Certificate



42, Portland Drive, Biddulph, STOKE-ON-TRENT, ST8 6RY

Dwelling type: Semi-detached bungalow Reference number: 8333-7029-5059-3477-4996
 Date of assessment: 13 November 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 13 November 2017 Total floor area: 52 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

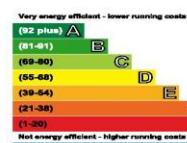
Estimated energy costs of dwelling for 3 years:	£ 3,369
Over 3 years you could save	£ 2,088

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	
Heating	£ 2,331 over 3 years	£ 960 over 3 years	
Hot Water	£ 912 over 3 years	£ 195 over 3 years	
Totals	£ 3,369	£ 1,281	

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



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	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 345	
2 Increase hot water cylinder insulation	£15 - £30	£ 156	
3 Change room heaters to condensing boiler	£3,000 - £7,000	£ 1,476	

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.gov.uk/energy-prime-calculator or call 0300 123 1234 (standard national rate). 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.