



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Modern End Town House, Well Presented & Within A Popular Residential Location Close To Local Amenities. uPVC D.G & Gas Combi C.H. Modern Fitted Dining Kitchen. Ent. Porch, GF W.C. & F.F. Bathroom. Enclosed Rear Garden.



Brocks Croft Gardens Biddulph ST8 6BX

£149,950

ENTRANCE PORCH

Wooden door to the front elevation with access to porch area. Single panel radiator. Ceiling light point. Door to the lounge.

LOUNGE 15' 3" maximum x 13' 9" (4.64m x 4.19m)

uPVC double glazed window overlooking the front elevation. Two single panel radiators with thermostatic controls. Modern electric fire set in a 'beech effect' fire surround with 'marble effect' inset and hearth. Thermostatic heating control. Television and telephone points. Low level power points. Ceiling light point. Large archway leading into the dining kitchen. Stairs to the first floor.

DINING KITCHEN 15' 2" maximum into the dining area x 9' 6" (4.62m x 2.89m)

Modern range of fitted eye and base level units, base units having work surfaces over with tiled splash backs. Various power points across the work surfaces. One and half bowl sink unit with drainer and chrome coloured mixer tap. Timber effect vinyl flooring. Door to the ground floor cloakroom/w.c. Built in fridge freezer. Built in electric oven and gas hob with extractor fan above. Plumbing and space for an automatic washing machine. (Baxi) gas combination central heating boiler. uPVC double glazed window overlooking the rear garden. Ceiling lights. Double panel radiator.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin. Ceiling light point. Single panel radiator. Timber effect vinyl flooring.

FIRST FLOOR - LANDING

Stairs to the ground floor. Ceiling light point. Loft access point. (Nb. vendor informs us that the loft space is partially boarded, has light point and loft ladder.) Doors to principal rooms.

BEDROOM ONE 12' 0" x 8' 5" (3.65m x 2.56m)

Single panel radiator. uPVC double glazed window overlooking the front elevation. Ceiling light point. Television and telephone points. Low level power points.

BEDROOM TWO 11' 2" x 7' 3" (3.40m x 2.21m)

Single panel radiator. Ceiling light point. Low level power points. Television and telephone points uPVC double glazed window overlooking the rear garden.

BEDROOM THREE 7' 9" x 7' 6" (2.36m x 2.28m)

Low level power points. Television and telephone points. Single panel radiator. uPVC double glazed window to the rear elevation with pleasant views over the rear garden.

BATHROOM

Modern 'white' three piece bathroom suite with electric (Mira) shower over the bath, shower screen and part tiled walls. Shaving point. Single panel radiator with thermostatic control. Extractor fan. Ceiling light points. Storage cupboard with shelving. uPVC double glazed frosted window to the front elevation.

EXTERNALLY

The property is approached via a flagged pathway to the front entrance porch. Feature gravelled area with step-stones to one side.

SIDE ELEVATION

The side has access to the rear with allocated off road parking.

REAR ELEVATION

The rear has a flagged patio area with lawned garden. To the head of the garden there is a feature shrub border to one corner. Hard standing for timber shed (Nb. vendor informs us that the shed is being included in the sale). Boundaries are formed by timber fencing. Security lighting. Outside water tap. Outside power point.

DIRECTIONS

From the main roundabout off Biddulph town centre turn right and proceed North along the by-pass. Proceed through the traffic lights and turn first left into Briarswood and left into Brocks Croft Gardens, continue down to 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.

FREEHOLD



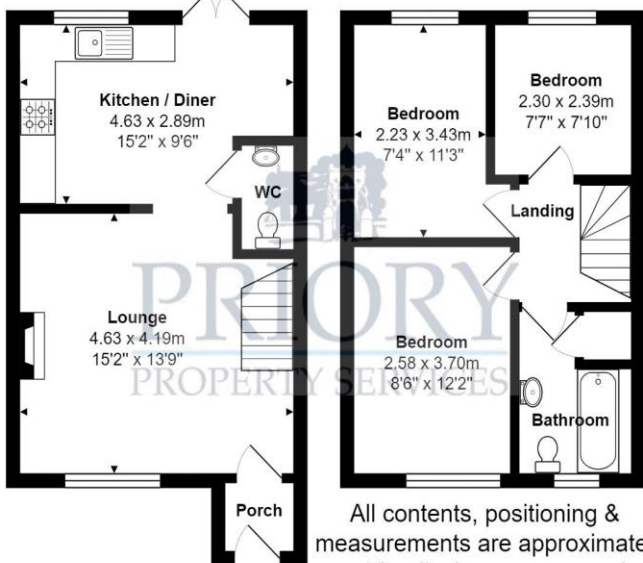
Biddulph's Award Winning Team





Ground Floor

First Floor



All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed
 Total Area: 69.0 m² ... 743 ft²

Energy Performance Certificate

30, Brocks Croft Gardens, Biddulph, STOKE-ON-TRENT, ST8 6BX
 Dwelling type: Mid-terrace house Reference number: 8511-8329-8899-8815-4992
 Date of assessment: 15 November 2019 Type of assessment: RdSAP existing dwelling
 Date of certificate: 16 November 2019 Total floor area: 69 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:	£ 1,545
Over 3 years you could save:	£ 87

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 1,095 over 3 years	£ 1,095 over 3 years	
Hot Water	£ 276 over 3 years	£ 189 over 3 years	You could save £ 87 over 3 years
Totals	£ 1,545	£ 1,458	

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
E	D

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.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£3,000 - £8,000	£ 87
2 Solar photovoltaic panels 2.5 kWp	£3,200 - £5,200	£ 92

To receive advice on what measures you can take to reduce your energy bills, visit www.energy.gov.uk or call freephone 0800 444202. 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.