



PRIORITY
PROPERTY SERVICES



3 Bedrooms. Detached Family Home Beautifully Presented Throughout & Situated On A Generous Plot. Ample Off Road Parking. Master Bed With En-Suite. New Modern Fitted Dining Kitchen. Conservatory. Viewing Highly Recommended!



'Fairways' Chapel Lane Harriseahead ST7 4JW

£205,000

ENTRANCE HALL

Open spindle turn flight stairs allowing access to the first floor. Panel radiator. Parquet style vinyl flooring. uPVC double glazed window and door towards the front elevation. Coving to the ceiling with ceiling light point. Doors to principal rooms.

GROUND FLOOR CLOAKROOM/LAUNDRY CUPBOARD

Low level w.c. Vinyl parquet style flooring. Panel radiator. Wash hand basin with chrome coloured hot and cold taps. Ceiling light point. Door allowing access to a laundry cupboard with plumbing and space for washing and space for dryer above. uPVC double glazed frosted window to the front elevation.

DINING KITCHEN ('L' Shaped) 13' 2" x 9' 10" approximately into the bay (4.01m x 2.99m)

Excellent selection of new modern fitted high gloss eye and base level units, base units having timber work surfaces above with matching up-stands and attractive modern tiled splash backs. Various power points over the work surfaces. Built in (Baumatic) stainless steel effect four ring gas hob with stainless steel effect circulator fan/light above. Double stainless steel effect electric oven below. Stainless steel round bowl sink unit with mixer tap. Plumbing and space for dishwasher. Ample space for free-standing fridge or freezer. Good selection of drawer and cupboard space including larder style cupboard. Tile effect modern flooring. Panel radiator. Television point. Coving to the ceiling with ceiling light point. uPVC double glazed window to the side. Attractive walk-in bay with uPVC double glazed windows allowing views to the private rear garden.

THROUGH LOUNGE 14' 10" x 11' 0" (4.52m x 3.35m)

Living Flame gas fire set in an attractive timber surround with modern inset and hearth. Television point. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Door to useful under stairs store cupboard. uPVC double glazed bow window to the front elevation. Double glazed sliding patio doors allowing access and views into the conservatory.

CONSERVATORY

Brick base and pitched roof conservatory. Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed windows to both the side and rear elevations. uPVC double glazed, double opening French doors allowing access to the rear.

FIRST FLOOR - LANDING

Turn flight staircase allowing access to the ground floor entrance hall. Loft access point. Over-stairs cylinder cupboard with slatted shelf. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation. Doors to principal rooms.

BEDROOM ONE 11' 6" x 9' 10" maximum into the wardrobes (3.50m x 2.99m)

Panel radiator. Low level power points. Built in wardrobes with sliding fronts. Coving to the ceiling with ceiling light point. Low level power points. Door to the en-suite. uPVC double glazed window to the rear.

EN-SUITE

Recently modernised smart white suite comprising of a low level w.c. Wall mounted half pedestal wash hand basin with chrome coloured mixer tap. Shaving point. Tiled shower cubicle with glazed door and wall mounted (Mira Sprint) electric shower. Attractive new modern tiled walls. Inset ceiling lights. Chrome coloured panel radiator. uPVC double glazed frosted window to the front.

BEDROOM TWO 9' 6" x 8' 4" (2.89m x 2.54m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing views to the rear garden.

BEDROOM THREE 7' 6" x 6' 6" (2.28m x 1.98m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing pleasant views.

FAMILY BATHROOM 8' 4" x 5' 6" (2.54m x 1.68m)

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps and tiled splash back. Shaving point. Panel bath with chrome coloured mixer tap and shower attachment. Modern part tiled splash backs. Panel radiator. Extractor fan. Ceiling light point. uPVC double glazed frosted window to the front.

EXTERNALLY

The property is approached via a sweeping tarmac driveway that continues to the side, allowing ample off road parking, plus additional parking to the front elevation. Front boundaries are formed by original low level brick walling with high level conifer hedging, all adding to the high degree of privacy to the front. Driveway provides off road parking for approximately 4 vehicles comfortably. Front garden is mainly laid to lawn. Canopied entrance and reception lighting. Double opening gates to the side driveway. Further pedestrian gated access to the left hand side of the property. To the right there are double opening gates to a secure driveway. Outside water tap.

REAR ELEVATION

Extensive flagged patio area that surrounds the conservatory and extends to the rear. Flagged steps lead up to a further hard standing for timber shed. Mixture of timber fencing and established hedgerows form the boundaries. Rear garden is mainly laid to lawn.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed South along the by-pass towards Knypersley traffic lights. Turn right onto Newpool Road, over the bridge towards the 'T' junction at the top. At the 'T' junction turn left onto Towerhill Road. Continue along this road which in turn becomes Brook Street and Long Lane. At the junction (at the end) turn right onto Chapel Lane, continue for a short distance to where the property can be located on the right hand side via our Priory Property Services board.

VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Energy Performance Certificate HM Government

Fairways, Chapel Lane, Harriseahead, STOKE-ON-TRENT, ST7 4JW

Dwelling type: Detached house	Reference number: 2248-3015-7227-3625-7990
Date of assessment: 24 March 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 March 2015	Total floor area: 71 m ²

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:	£ 2,106
Over 3 years you could save	£ 477

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 150 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 5px; border: 1px solid white;"> You could save £ 477 over 3 years </div>
Heating	£ 1,365 over 3 years	£ 1,266 over 3 years	
Hot Water	£ 468 over 3 years	£ 213 over 3 years	
Totals	£ 2,106	£ 1,629	

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
69	87

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 Low energy lighting for all fixed outlets	£40	£ 99
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 252
3 Solar water heating	£4,000 - £6,000	£ 126

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 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.