



PRIORITY

PROPERTY SERVICES



3 Bedrooms. FULLY REFURBISHED FAMILY HOME With FANTASTIC FIELD VIEWS & No Chain! Property Comprises Of Many New Fixtures & Fittings Throughout Including Carpets Etc. Viewing Highly Recommended To Avoid Disappointment.



'The Lynton' Chapel Lane Harriseahead ST7 4JL

£186,000

ENTRANCE HALL

New modern composite door with uPVC double glazed side panel windows to either side. Original parquet flooring with fitted entrance mat. Large panel radiator. Open spindle staircase allowing access to the first floor with new modern fitted carpet. Coving to the ceiling with wall light point. Low level power point. Part glazed door allowing access into the dining room. Double glazed window allowing borrowed light from the kitchen.

WALK-IN UNDER STAIRS STORE CUPBOARD

Useful walk in store cupboard with built in shelving. Cloaks recess. Ceiling light point. Houses the new consumer unit.

BAY FRONTED LOUNGE *11' 10" into the bay x 11' 10" into the chimney recess (3.60m x 3.60m)*

Gas fire set in an attractive painted timber surround with decorative tiled inset and hearth. Television and telephone points. Panel radiator with thermostatic control. New modern fitted carpets. Coving to the ceiling with centre ceiling light point. Single glazed double opening French doors allowing access and views into the dining room. Walk-in bay with uPVC double glazed windows towards the front elevation.

DINING AREA (Off The Kitchen) *11' 4" x 9' 10" (3.45m x 2.99m)*

New modern fitted carpets. Panel radiator. Low level power points. Large archway leading into the kitchen. Part glazed door into the entrance hall. Single glazed, double opening French doors allowing access and views into the lounge. Coving to the ceiling with ceiling light point. Upvc double glazed, double opening French doors allowing access and views to the rear garden and fantastic views over open countryside to the rear.

'L' SHAPED EXTENDED KITCHEN *13' 10" x 9' 10" maximum, narrowing to 6'4" (4.21m x 2.99m)*

BRAND NEW modern fitted kitchen with quality eye and base level units, timber effect extensive work surfaces above with various power points over the work surfaces. Attractive tiled splashbacks. Stainless steel sink unit with drainer and mixer tap. New modern (Cooke & Lewis) four ring gas hob with new modern stainless steel effect circulator fan/light above. New modern (BEKO) double electric oven below. Built in new (BEKO) dishwasher. Built in new fridge and freezer, side-by-side. Built in (Candy) washing machine. Good selection of drawer and cupboard space. Quality timber effect laminate flooring. Panel radiator. Large archway into the dining area. One eye unit houses the wall mounted (Glow-Worm) gas combination central heating boiler. Ceiling light points. uPVC double glazed window allowing views over the garden and fantastic views over open countryside.

FIRST FLOOR - LANDING

Open spindle staircase to the ground floor. New modern fitted carpet. Low level power point. Coving to the ceiling with ceiling light point. Fitted smoke alarm. uPVC double glazed frosted window to the side. Doors to principal rooms.

BEDROOM ONE *11' 10" x 10' 0" (3.60m x 3.05m)*

New modern fitted carpet. Panel radiator. Low level power points. Ceiling light point. Feature large uPVC double glazed window allowing fantastic panoramic views over open countryside to the rear

BEDROOM TWO 'L SHAPED' *12' 0" x 12' 0", narrowing to 9' (3.65m x 3.65m)*

New modern fitted carpet. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front.

BEDROOM THREE *9' 4" maximum into the wardrobes x 6' 10" (2.84m x 2.08m)*

New modern fitted carpet. Built in bed base. Panel radiator. Built in wardrobe with sliding mirrored fronts, various side hanging rails and built in shelving. Loft access point. High level power point. Ceiling light point. uPVC double glazed window to the front elevation.

BATHROOM *6' 6" x 6' 2" (1.98m x 1.88m)*

NEW modern fitted bathroom suite comprising of a low level w.c. with concealed cistern and work surface above. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap and fitted mirror above. Panel bath with chrome coloured mixer tap. NEW modern (Triton T80) electric shower over the bath with glazed shower screen. Panel radiator. NEW vinyl modern flooring. Extractor fan. uPVC double glazed frosted window to the side elevation.

EXTERNALLY

The property is approached via a NEW modern block paved wide driveway allowing extensive off road parking and easy vehicle access to the attached garage at the side. Established hedgerow to one side and easy access to the property via a canopied entrance.

REAR ELEVATION

Flagged patio area (off the dining room) that meanders around the kitchen extension to a further flagged patio down to the side. Easy pedestrian access to the rear of the garage. FANTASTIC VIEWS OVER OPEN COUNTRYSIDE. Good size, mainly laid to lawn garden with flower and shrub beds. Mixture of block walling and timber fencing forms the boundaries.

ATTACHED GARAGE 16' 5" x 9' 2" at its widest point.
(5.00m x 2.79m)

Up-and-over door to the front. Gas meter point. Power and light. uPVC double glazed stable door allowing access into the rear garden.

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'. The property can be located on the left hand side via our 'Priory Property Services' board.

VIEWING


Is strictly by appointment via the selling agent.

NO CHAIN!





Energy Performance Certificate



Lynton, Chapel Lane, Harriseahead, STOKE-ON-TRENT, ST7 4JN

Dwelling type: Semi-detached house	Reference number: 8145-7720-3139-1286-5926
Date of assessment: 26 October 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 26 October 2015	Total floor area: 81 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:	£ 2,295
Over 3 years you could save	£ 276

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 1,779 over 3 years	£ 1,611 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 276 over 3 years </div>
Hot Water	£ 327 over 3 years	£ 219 over 3 years	
Totals	£ 2,295	£ 2,019	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(82 plus) A		83
(81-81) B		
(69-80) C	60	
(59-68) D		
(49-58) E		
(39-48) F		
(1-38) G		
Not energy efficient - Higher running costs		

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).

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	£ 168	✔
2 Solar water heating	£4,000 - £6,000	£ 108	✔
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 792	✔

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.