



3 Bedrooms. This beautiful 1930's Extended Spacious Semi Detached Bay Fronted Residence Sits On The Fringe Of The Desirable 'Gillow Heath' Area. The Property Has Been Skilfully And Tastefully Extended & Offers A Wonderful Family Home.



ENTRANCE HALL

Feature 'Minton' tiled floor to the front porch elevation. Original leaded windows and door to the front elevation allowing access to the hallway. Quality 'timber effect' (Karndean) flooring. Open spindle staircase allowing access to the first floor galleried landing. Panel radiator. Door to a walk-in under stairs store cupboard with built in shelving, ceiling light point, low level power point and houses the gas meter point and fuse box, with uPVC double glazed window to the side elevation.

GROUND FLOOR W.C.

New modern low level w.c. Wall mounted wash hand basin with chrome coloured mixer tap. Panel radiator. Quality 'timber effect' (Karndean) flooring. Extractor fan. LED ceiling light. uPVC double glazed frosted window to the side.

WALK-IN CLOAKROOM

Side hanging rail. Built in storage shelf. Built in LED light.

BAY FRONTED LOUNGE (Front Elevation) 13' 0" maximum into the bay x 11' 4" (3.96m x 3.45m)

Attractive timber surround with slate inset and hearth and brick back. Low level power points. Television point. Panel radiator. Coving to the ceiling with centre ceiling light point. Attractive walk-in bay with timber double glazed windows to both the front and side elevations, having attractive 'single glazed leaded lights' to the top.

EXTENDED DINING KITCHEN (With Family Room/Second Lounge Off) 22' 8" x 17' 0" narrowing to 11' 2" in the living area (6.90m x 5.18m)

Excellent selection of 'Bespoke' fitted modern eye and base level units, base units having 'real oak' work surfaces above and matching 'oak' up-stands. Various power points across the work surfaces and down lighting above. Ample space for slide-in gas/electric cooker. Ceramic sink unit with brushed nickel mixer tap and drainer. Excellent selection of drawer and cupboard space. One eye unit houses the wall mounted (Vaillant) gas combination central heating boiler. One base unit has plumbing and space for an automatic washing machine (if required). Further plumbing for dishwasher (if required) in the other base unit. Ample space for free-standing fridge or freezer. Large 'Bespoke' (portable) centre food preparation unit that matches the kitchen with 'real oak' work surface above. Inset modern LED dimmer ceiling lighting. Two large (Velux) sky-light windows to the rear elevation. Large panel radiator. Various low level power points. Quality 'tile effect' (Karndean) flooring in the kitchen area. uPVC double glazed window and uPVC double glazed, double opening 'French doors' allowing access and views to the long, landscaped rear garden.

Family Room/Second Lounge

NEW modern fitted carpet. Attractive slate hearth and exposed brick chimney inset. Television point. Centre ceiling light point. Various low level power points.

FIRST FLOOR - GALLERIED LANDING

Open spindle staircase allowing access to the ground floor. Low level power point. Doors to principal rooms. Loft access point. Ceiling light point. uPVC double glazed frosted window to the side elevation.

MASTER BEDROOM 11' 4" x 11' 4" (3.45m x 3.45m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing excellent views over the long, landscaped rear garden, with partial views up towards 'Mow Cop' on the horizon.

BEDROOM TWO 11' 6" x 11' 4" (3.50m x 3.45m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Timber double glazed window towards the front elevation with pleasant views of the front garden and views up towards 'Wicken Stone Rocks' on the horizon.

BEDROOM THREE 7' 8" x 6' 5" (2.34m x 1.95m)

'Bespoke' fitted wardrobe with double opening doors, side hanging rail, built in storage shelves and drawer set below. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views of the front garden and views up towards 'Wicken Stone Rocks' on the horizon.

FAMILY BATHROOM 8' 4" x 6' 5" (2.54m x 1.95m)

Quality 'modern' three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and feature tall tiled splash back. Shower bath with chrome coloured mixer tap and chrome coloured mixer shower above the bath with glazed shower screen and quality part tiled walls around the bath area. Panel radiator. Inset ceiling lights. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via an original stone wall forming the front boundary. Flagged and gravelled wide driveway allowing off road parking. Raised, recently laid lawned garden is set behind attractive railway sleepers. Cobble stone steps lead to a flagged and cobbled raised patio, providing easy access to the entrance hall with 'Minton' tiled floor to the approach.

SIDE ELEVATION

Flagged driveway continues to the side of the property to the rear. Easy gated access to the rear garden.

REAR ELEVATION

The rear has a large 'Indian Stone' flagged patio with two steps leading up to the extended kitchen diner and family room. Lantern reception lighting. Hot and cold water tap. Gated access to the side driveway. Long lawned landscaped garden with well kept shrub borders. Mixture of timber fencing, privet hedging and young laurels form the boundaries. Rear garden is over three to four levels and towards the head of the garden there is a large, wide 'Indian Stone' flagged step way leading to an elevated large lawned garden with timber fencing forming the boundary with gated access out to the rear onto Bowmere Close. Subject to any

relevant permissions additional vehicular access could be created from Bowmere Close.

DETACHED GARAGE 15' 10" x 9' 8" both measurements are maximum (4.82m x 2.94m)

Detached, brick built garage with up-and-over door towards the front elevation. Power and light. Windows to both the side and rear elevations. Ideal space in the loft for additional storage.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. Turn left at the traffic lights onto 'Station Road'. Continue down for a short distance to where 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.







Energy Performance Certificate

89, Station Road, Biddulph, STOKE-ON-TRENT, ST8 6BT

Dwelling type: Semi-detached house

Date of assessment: 04 May 2018

Date of certificate: 04 May 2018

Reference number: 8796-6725-9990-9634-4902

Type of assessment: RdSAP, existing dwelling

Total floor area: 95 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:		£ 2,406
Over 3 years you could save		£ 192

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	
Heating	£ 1,845 over 3 years	£ 1,761 over 3 years	
Hot Water	£ 333 over 3 years	£ 225 over 3 years	
Totals	£ 2,406	£ 2,214	You could save £ 192 over 3 years

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

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
71	82

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.

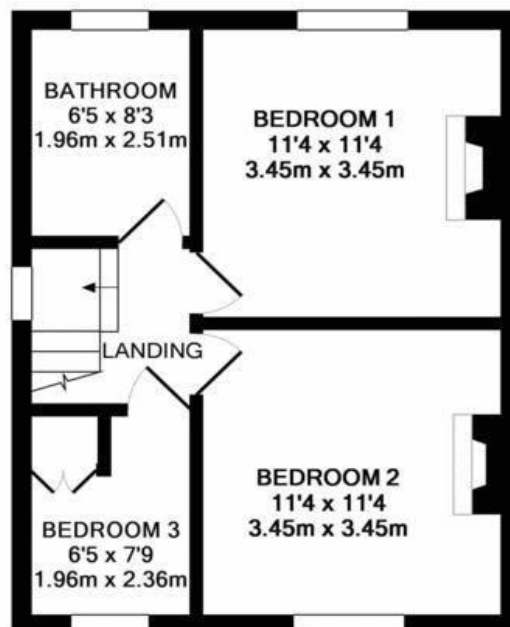
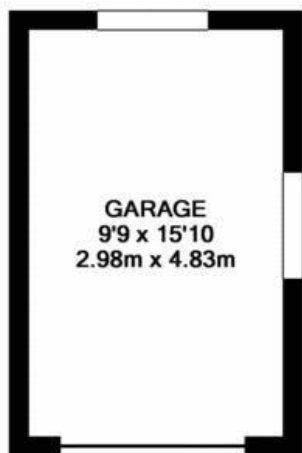
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 84
2 Solar water heating	£4,000 - £6,000	£ 105
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 837

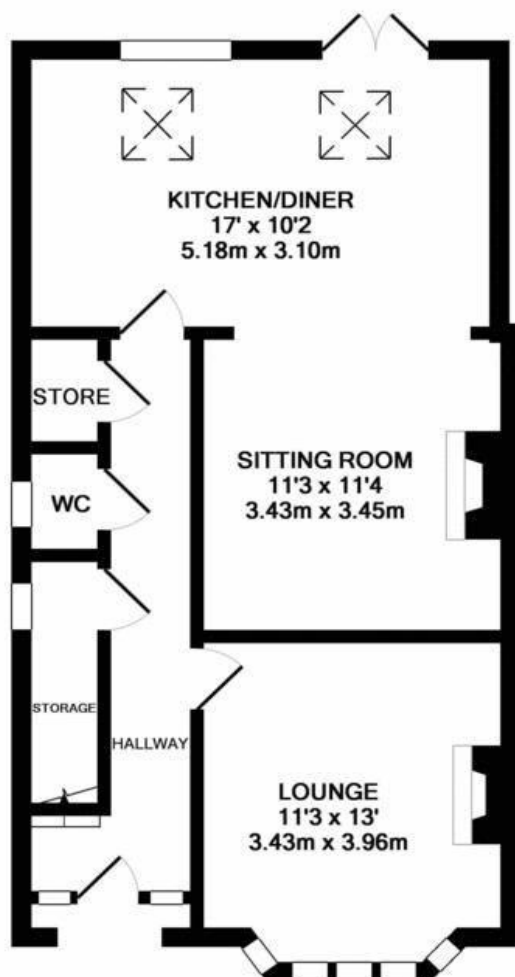
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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61 High Street Biddulph Staffordshire ST8 6AD 01782 255552



1ST FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 735 SQ.FT.
(68.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1128 SQ.FT. (104.8 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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