



# PRIORY

PROPERTY SERVICES



**3 Bedrooms. Semi Detached Family Home Set Within A Popular Residential Location Close To Popular Local Schools. Ent. Hall, Lounge & Dining Kitchen. First Floor Modern Family Shower Room. Smart Block Paved Driveway With Off Road Parking.**



Church Close Biddulph ST8 6NA

£119,950

**ENTRANCE HALL**

uPVC double glazed door with matching side panel window allowing access to the entrance hall. Panel radiator. Under stairs store cupboard housing the electricity meter. Turn flight stairs to the first floor with window on the half landing.

**LOUNGE** 12' 2" x 17' 9" (3.71m x 5.41m)

Upvc double glazed bow window to the front elevation. Television point. Panel radiator. Coving to the ceiling with ceiling light point. Gas fire set in a surround with tiled hearth and side glazed display cabinets. Back central heating boiler. uPVC double glazed window to the rear elevation with views over the garden.

**BREAKFAST KITCHEN** 12' 1" x 11' 3" (3.68m x 3.43m)

Range of wall mounted eye and base level units with work surfaces over. Stainless steel effect sink unit with drainer and mixer tap. Integrated (Cordialle) gas oven with separate grill, four ring gas hob with extractor fan above. Plumbing and space for washing machine. Tiled walls and floor. uPVC double window to the rear with views over the rear garden. Two single panel radiators. uPVC double glazed door to the rear elevation.

**FIRST FLOOR - LANDING**

Upvc double glazed frosted window to the side elevation. Loft access point.

**BEDROOM ONE** 13' 0" x 9' 1" (3.96m x 2.77m)

uPVC double glazed window to the front elevation. Panel radiator. Telephone and television point.

**BEDROOM TWO** 13' 0" x 8' 5" (3.96m x 2.56m)

Upvc double glazed window to the rear elevation. Panel radiator.

**BEDROOM THREE** 8' 8" x 7' 2" (2.64m x 2.18m)

Upvc double glazed window to the front elevation. Panel radiator. Coving to the ceiling with ceiling light point. Cylinder cupboard with hot water tank and slatted shelf.

**SHOWER ROOM**

Modern fitted white suite comprising of a pedestal wash hand basin. Low level w.c. Large corner shower cubicle with (Triton T80i) electric shower, glazed doors and attractive waterproof panelling. Tiled walls. Panel radiator. Vinyl flooring. uPVC double glazed frosted window to the rear elevation.

**EXTERNALLY**

The property is approached via a set of feature metal gates leading onto a smart block paved driveway allowing off road parking. Easy pedestrian access to the front elevation. Gated and flagged access to one side allowing easy access to the rear elevation.

**REAR ELEVATION**

The rear has a flagged and timber deck patio. Easy access to the kitchen. Hardstanding for timber shed. Steps lead up to a lawned garden. Timber fencing forms the boundary. Mature tree. Outside water tap. Flagged pedestrian access to the front elevation.

**DIRECTIONS**

Head South along the Biddulph By Pass towards Knypersley. At the 2nd roundabout turn left onto St Johns Road. Proceed to the roundabout and turn right onto 'Church Road', continue towards the top and turn third right onto 'Church Close' where the property can be clearly identified by our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the selling agent.

**DO YOU HAVE A PROPERTY TO SELL?**

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.





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## Biddulph's Award Winning Team







Total Area: 78.8 m<sup>2</sup> ... 848 ft<sup>2</sup>  
 All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed



Energy Performance Certificate

98, Church Close, Biddulph, STOKE-ON-TRENT, ST8 6NA  
 Dwelling type: Semi-detached house Reference number: 6507-4404-3022-0299-4703  
 Date of assessment: 10 March 2020 Type of assessment: R66AP existing dwelling  
 Date of certificate: 11 March 2020 Total floor area: 78 m<sup>2</sup>

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:	£ 2,769
Over 3 years you could save	£ 861

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	
Heating	£ 2,010 over 3 years	£ 1,506 over 3 years	You could save £ 461 over 3 years
Hot Water	£ 513 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,769</b>	<b>£ 1,905</b>	

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

Current: 3.4 Potential: 4.4

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	£ 182
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 93
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 492

See page 3 for a full list of recommendations for this property.  
 For more information about mortgages and loans help to reduce your energy bills, visit www.strokingproperty.com or call telephone 0800 444222. 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.