



PRIORITY
PROPERTY SERVICES



3 Bedrooms. Extended Semi Detached Family Home Within A Popular None Estate Location & Fully Modernised To A Very High Standard. Bay Fronted Lounge With Multi-Fuel Burner. Extended Modern Fitted Dining Kitchen/Family Room.



Halls Road Biddulph

£195,000

ENTRANCE HALL

Quality timber effect laminate flooring. Panel radiator. Open spindle turn flight stairs allowing access to the first floor. Ceiling light point. uPVC double glazed window and doors to the front elevation. Modern panel doors to principal room plus door to under stairs cloakroom/w.c.

UNDER STAIRS CLOAKROOM/W.C.

Modern low level w.c. Wash hand basin with chrome coloured mixer tap and cupboard space below. Ceiling light point. uPVC double glazed frosted window to the side elevation.

LOUNGE 13' 10" maximum into the bay x 11' 4" (4.21m x 3.45m)

Quality modern timber effect laminate flooring. Panel radiator. Various low level power points. Television point. Attractive chimney breast with hearth and built in multi-fuel burner. Attractive oak timber mantel above. Centre ceiling light point. Attractive walk-in bay with uPVC double glazed bow window to the front elevation.

KITCHEN DINER EXTENSION**Kitchen Diner ('L' Shaped)** 18' 4" x 11' 10", narrowing to 8'8" (5.58m x 3.60m)

Brand new fitted high gloss eye and base level units, base units having extensive work surfaces above with matching up-stands and extending out into a useful breakfast bar and food preparation area. Sink unit with drainer and mixer tap. Built in electric hob with modern circulator fan/light above. Electric oven and grill combined below. Excellent selection of drawer and cupboard space, including built in fridge and freezer into the base units. Built in (Indesit) slim-line dishwasher. Built in wine rack into the base unit. Inset LED lighting. Quality timber effect laminate flooring that continues into the lounge area of the dining kitchen. Panel radiator. Chimney breast with high level power and television socket above and built in slate style hearth and inset below. Door allowing access to the entrance hall. uPVC double glazed window to the side and large archway leading into the extended dining room/family room off the kitchen.

Dining Room (Off The Kitchen) 13' 2" x 7' 10" (4.01m x 2.39m)

Vaulted ceiling with two double glazed sky-light windows to the rear elevation. Quality timber effect laminate floor. Panel radiator. Low level power points. Door allowing access to the utility room. Large uPVC double glazed, double opening French doors with side panel windows to the rear, allowing easy access and pleasant views over the rear landscaped garden.

UTILITY ROOM

Built in work surface with stainless steel sink unit, drainer and mixer tap. Plumbing and space for washing machine. Cupboard space below. Panel radiator. Ceiling light point. uPVC double glazed door and window to the side elevation.

FIRST FLOOR - LANDING

Turn flight spindle staircase allowing access to the ground floor entrance hall. Loft access point. uPVC double glazed window to the side. Doors to principal rooms.

MASTER BEDROOM 12' 0" x 11' 4" (3.65m x 3.45m)

Panel radiator. Low level power points. Recess to either side of the chimney breast (ideal for wardrobes). Ceiling light point. uPVC double glazed window to the front elevation allowing pleasant views over towards the playing fields and Gillow Heath on the horizon.

BEDROOM TWO 11' 10" x 11' 4" (3.60m x 3.45m)

Panel radiator. Low level power points. High level television point and socket. Ceiling light point. uPVC double glazed window allowing pleasant views to the rear garden. Useful recess to either side of the chimney breast (ideal for wardrobes).

BEDROOM THREE 6' 10" x 6' 6" (2.08m x 1.98m)

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

FAMILY BATHROOM 8' 6" x 6' 6" (2.59m x 1.98m)

Recently modernised quality three piece white suite comprising of a low level w.c. with concealed cistern and high gloss work surface above. Attractive tiled splash backs. Built in wash hand basin with chrome coloured mixer tap and cupboard space below. 'P' shaped bath with chrome coloured mixer tap, shower attachment and rain head shower over. Attractive modern part tiled walls. High gloss tiled floor. Panel radiator. LED ceiling lights. uPVC double glazed window to the rear. Cupboard housing the wall mounted (BAXI) gas combination central heating boiler.

EXTERNALLY

The property is approached via a low level original wall and wide, block paved driveway provides ample off road parking. Brick walling and timber fencing forms the boundaries. Canopied entrance to the front entrance hall.

REAR ELEVATION

The rear has a generous slate flagged patio that surrounds the extension and dining room. Steps lead up to a mainly laid to lawn garden with new flower and shrub beds set behind attractive stone walling. Timber fencing forms the boundaries. Slate flags continue down towards the side of the property allowing easy gated access to the lean-to garage/store.

GARAGE/STORE

Sloped roof. Doors to the front elevation. Single door to the rear allowing easy pedestrian access.

DIRECTIONS

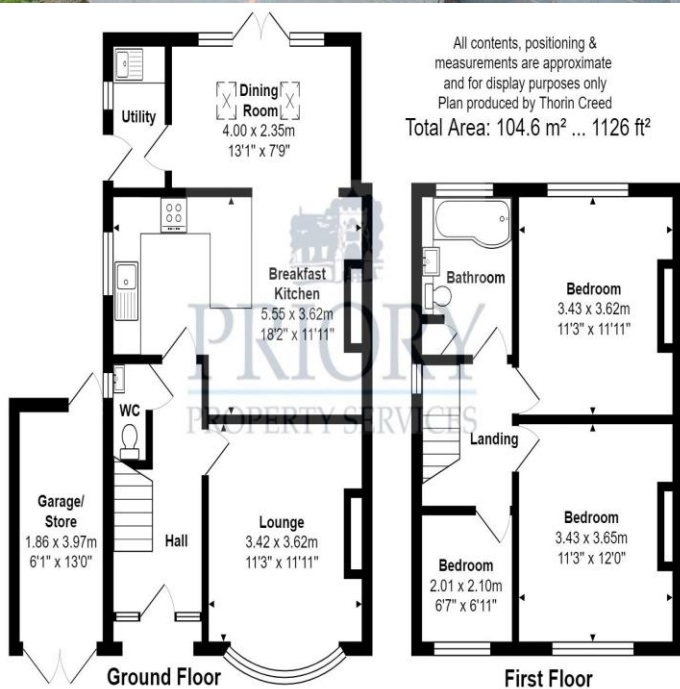
From the main roundabout off 'Biddulph town centre' proceed North along the by-pass. Turn left at the roundabout onto 'Congleton Road'. Continue along and turn immediately left after the 'Biddulph Arms Public House' onto 'Halls Road' where the property can be clearly identified by our 'Priory Property Services Board' on the left hand side.

VIEWING Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Energy Performance Certificate HM Government

27, Halls Road, Biddulph, STOKE-ON-TRENT, ST8 6DD

Dwelling type: Semi-detached house Reference number: 8300-3055-8229-5427-6533
 Date of assessment: 25 May 2017 Type of assessment: RdSAP existing dwelling
 Date of certificate: 25 May 2017 Total floor area: 86 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		£ 2,628
Over 3 years you could save		£ 618

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£249 over 3 years	£171 over 3 years	You could save £ 618 over 3 years
Heating	£2,061 over 3 years	£1,823 over 3 years	
Hot Water	£318 over 3 years	£216 over 3 years	
Totals	£2,628	£2,810	

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

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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 67	Yes
2 Internal or external wall insulation	£4,000 - £14,000	£ 188	Yes
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 69	Yes

See page 3 for a full list of recommendations for this property.
 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 503 3234 (standard national rate). The Green Deal only enables you to make your home warmer and cheaper to run.

Page 1 of 4

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.