



# PRIORITY

PROPERTY SERVICES



**2 Bedrooms. Well Presented Versatile Mid Terraced Home With Walled Patio Garden To Rear, Off Road Parking & Long Lawned Garden. Through Lounge Dining Rm, Fitted Kitchen & Large F.F. Bathroom. uPVC D/G & Brand New Gas Condensing Boiler.**



49 Newpool Terrace Brown Lees Biddulph ST8 6PE

£129,950

**ENTRANCE HALL**

uPVC double glazed door with window above. Stairs allowing access to the first floor. Further door allowing access into the through lounge diner.

**'L' SHAPED THROUGH LOUNGE DINER** 25' 0" x 14' 0" maximum into the chimney recess, narrowing to 10'10" (7.61m x 4.26m)

Two panel radiators. Television and telephone points. Various low level power points. Door to useful under stairs store cupboard. Coving to the ceiling with ceiling light points. Upvc double glazed window to the front elevation and uPVC double glazed window to the rear.

**KITCHEN** 10' 10" x 7' 8" maximum into the recess (3.30m x 2.34m)

Range of quality fitted eye and base level units, base units having work surfaces above with matching upstands. Various power points over the work surfaces. Built in (Bosch) electric hob with (Bosch) stainless steel effect electric oven below. Extractor fan/light. Built in side-by-side fridge and freezer. Plumbing and space for washing machine. One eye unit houses the wall mounted NEW (Main) gas condensing central heating boiler. Attractive tiled flooring. Panel radiator. Door to the through lounge. uPVC double glazed window and door towards the side elevation.

**FIRST FLOOR - LANDING**

Loft access point. Stairs to the ground floor. Doors to principal rooms.

**BEDROOM ONE** 12' 10" x 10' 10" (3.91m x 3.30m)

Panel radiator. Low level power points. Door to over-stairs store cupboard. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation.

**BEDROOM TWO** 11' 6" x 11' 0" (3.50m x 3.35m)

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

**FAMILY BATHROOM** 11' 2" x 7' 8" (3.40m x 2.34m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps and tiled splash back. Panel bath with hot and cold taps, (Triton) electric shower above and glazed shower screen. Part tiled splash backs. Cylinder cupboard with slatted shelf above. Ceiling light point. Timber effect laminate floor. Panel radiator. uPVC double glazed frosted window to the rear.

**REAR ELEVATION**

Victorian style walled garden with block paviors. Outside water tap. Reception lighting. Gated access out to the rear through road and off road parking.

**LEAN-TO BRICK BUILT OUTHOUSE**

Pitched roof construction. Door allowing access to storage area. Power and light.

**OFF ROAD PARKING**

Tarmacadam driveway allows off road parking for 2 vehicles comfortably side-by-side. Gated access to a private garden.

**GARDEN**

Private enclosed garden which is mainly laid to lawn with flagged patio towards the beginning of the garden. Gravelled pathway leads to a further flagged patio towards the head of the garden. Timber fencing and established conifer hedging forms the boundaries. Garden enjoys the majority of the all-day sun.

**DIRECTIONS**

Head South along the Biddulph By Pass towards Knypersley Traffic Lights and turn right onto 'Newpool Road'. Proceed over the bridge and continue up the hill to the 'T' junction. Turn left onto 'Towerhill Road, then fourth left onto 'Newpool Terrace' to where the property can be located on the right hand side.

**VIEWING**

Is strictly by appointment via the selling agent.

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

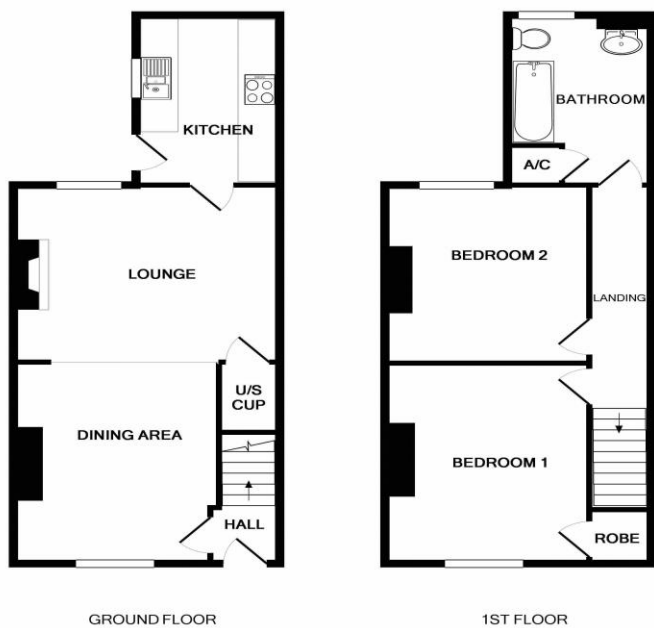
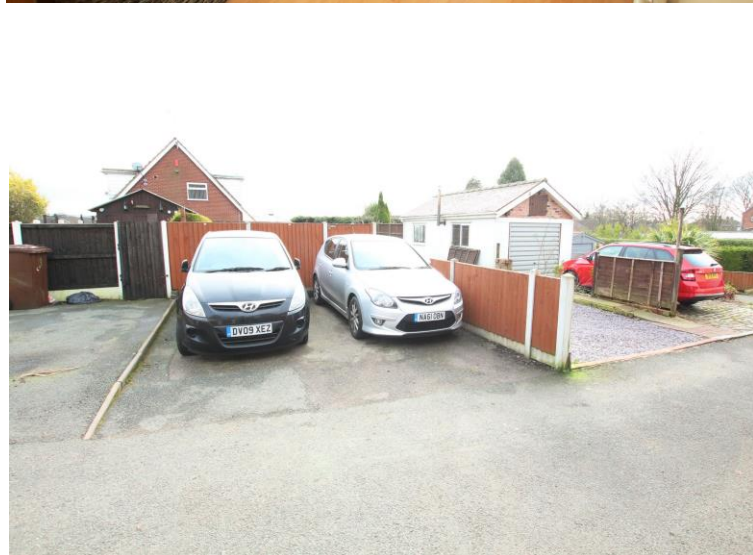
When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

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



## Biddulph's Award Winning Team





### Energy Performance Certificate

HM Government

**49, Newpool Terrace, Brown Lees, STOKE-ON-TRENT, ST8 6PE**

Dwelling type: Mid-terrace house      Reference number: 0052-2866-7621-9108-9941  
 Date of assessment: 06 February 2018      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 06 February 2018      Total floor area: 81 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:		£ 2,622
Over 3 years you could save		£ 735

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 171 over 3 years	
Heating	£ 1,692 over 3 years	£ 1,476 over 3 years	
Hot Water	£ 606 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 2,622</b>	<b>£ 1,887</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

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.

Very energy efficient - lower running costs	Current	Potential
(82-91) <b>A</b>		85
(69-81) <b>B</b>		
(55-68) <b>C</b>		
(39-54) <b>D</b>	64	
(21-38) <b>E</b>		
(1-20) <b>F</b>		
Not energy efficient - higher running costs		

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 279
2 Increase hot water cylinder insulation	£15 - £30	£ 72
3 Low energy lighting for all fixed outlets	£50	£ 132

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-trails-calculator](http://www.gov.uk/energy-trails-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2018