



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Detached Bungalow Located Within One Of Biddulph's Most Sought After Semi Rural Locations. Boasting A Large Plot With Rural Field Views. Dining Kitchen, uPVC D/G Conservatory & Modern Fitted Family Bathroom. Det. Garage.



Fold Lane Biddulph ST8 7SG

£330,000

CANOPY PORCH

Minton tile floor. Ceiling light point. uPVC double glazed door allowing access into the entrance hall.

ENTRANCE HALL

Panel radiator. Low level power points. Ceiling light point. Doors to principal rooms.

LOUNGE 13' 4" x 13' 0" (4.06m x 3.96m)

Modern marble fire surround hearth and inset. Electric fire. Two panel radiators. TV point. Wall and ceiling light points. Attractive walk-in bay with uPVC double glazed window to the front elevation allowing excellent views of the wooded area to the front.

DINING KITCHEN 13' 0" x 11' 10" (3.96m x 3.60m)

Range of fitted eye and base level units. Base units having work surfaces above. Tile splash-backs. Built in electric hob and oven Stainless steel one and half bowl sink unit with drainer and mixer tap. Plumbing and space for washing machine. Attractive tiled floor. Panel radiator. Ample space for free standing fridge or freezer. Wall mounted Ideal gas central heating boiler. Ceiling light point. uPVC double glazed windows to both the side and rear elevations. uPVC double glazed door allowing access into the conservatory at the rear.

CONSERVATORY

Sloped roof. Attractive tiled floor. Power point. uPVC double glazed windows to the side and rear elevations allowing pleasant views of the lovely garden and open countryside. uPVC double glazed door to the side allowing access to the garden.

BEDROOM 1 13' 4" maximum into the bay x 11' 10" (4.06m x 3.60m)

Panel radiator. Attractive walk-in bay. Ceiling light point. uPVC double glazed window to the front elevation allowing pleasant views of the garden and wooded area to the front.

BEDROOM 2 12' 0" x 11' 10" (3.65m x 3.60m)

Panel radiator. Ceiling light point. uPVC double glazed window towards the rear allowing excellent views over the large garden and open countryside.

FAMILY BATHROOM 9' 2" x 4' 10" (2.79m x 1.47m)

Recently modernised white suite comprising low level w.c. with concealed cistern. Wash hand basin set in an attractive vanity unit with work surface to one side. Chrome coloured mixer tap. Cupboard space below. Vanity unit incorporates drawer set. Walk in bath with chrome coloured mixer tap and shower attachment. Modern tile effect walls. Cylinder cupboard. Panel radiator. uPVC double glazed frosted window towards the rear elevation. Loft access.

EXTERNALLY

Property approached by original stone walling that covers the front boundaries and either side of the drive. Large lawned garden surrounded by well stocked flower and shrub borders. Well maintained privet hedging forming the boundaries to either side. Good size flagged patio area to the front of the property with canopied entrance allowing easy access to the entrance hall. Tarmac driveway from the front entrance and continues down to the side allowing ample off road parking and easy vehicle access to the garage at the rear. Gated access to the rear. Good size flagged patio that surrounds the conservatory and rear of the property. Rear garden mainly laid to lawn, with flagged pathway leading towards the head of the garden. To one side wide flower and shrub borders. Further flagged patio towards the head. Large hard standing for greenhouse. Timber shed. Mixture of timber fencing and established hedgerows forming the boundaries with pleasant views over open fields to the rear. Outside water tap.

VIEWING

Is strictly by appointment via the selling agent.

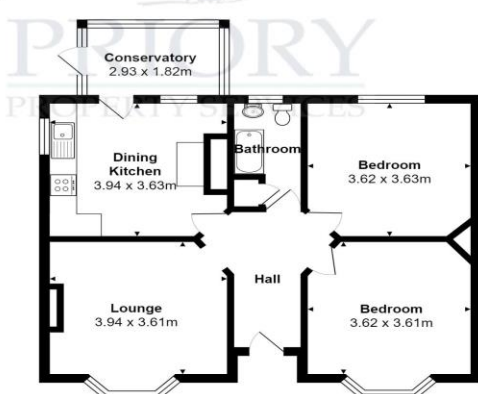


Biddulph's Award Winning Team





Total Area: 91.8 m²
All contents, positioning & measurements are approximate and for display purposes only. Plan produced by Thorin Creed



Energy Performance Certificate

HM Government

64, Fold Lane, Biddulph, STOKES-ON-TRENT ST8 7SG
 Dwelling type: Detached bungalow
 Date of assessment: 10 August 2020
 Date of certificate: 10 August 2020
 Reference number: 0972-2810-7181-2490-8515
 Type of assessment: R/SAP existing dwelling
 Total floor area: 71 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:	£ 3,294
Over 3 years you could save:	£ 975

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 2,843 over 3 years	£ 1,784 over 3 years	<div style="border: 1px solid green; padding: 2px; display: inline-block;"> You could save £ 975 over 3 years </div>
Hot Water	£ 357 over 3 years	£ 231 over 3 years	
Totals	£ 3,294	£ 2,229	

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

Current	Potential
D	B

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 69). 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 Cavity wall insulation	£500 - £1,500	£ 450
2 Floor insulation (suspended floor)	£300 - £1,200	£ 158
3 Floor insulation (solid floor)	£4,000 - £9,000	£ 120

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.energyefficiency.gov.uk or call freephone 0800 444832. The Green Deal four decade plan to make your home warmer and greener to go.

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.