



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Well Presented Semi Detached Home Boasting Brand New uPVC Double Glazed Windows & Freshly Painted Throughout. Extensive Off Road Parking, Garage & No Chain! Enclosed Rear Garden. Viewing Highly Recommended.



GROUND FLOOR**ENTRANCE HALL AREA**

Timber laminate flooring. Coving to the ceiling with ceiling light point. New uPVC double glazed frosted window to the side. New uPVC double glazed door towards the front.

LOUNGE 14' x 13' 6" maximum into the stairs (4.27m x 4.11m)

Timber effect laminate flooring. 'Living flame' gas fire set in an attractive surround with 'marble effect' inset and hearth. Television and telephone points. Double panel radiator. Open spindle staircase allowing access to the first floor. Under stairs recess. Coving to the ceiling with ceiling light point. Modern wall light points. Large archway leading to the dining area. New uPVC double glazed window towards the front elevation allowing views of 'Wicken Stone Rocks' and 'Biddulph Moor' on the horizon.

DINING AREA

Impressive 'high polished' floor tiles. Panel radiator. Large archway into the lounge. Large archway into the kitchen area. Centre ceiling light point. Double glazed sliding patio door/window allowing views and access to the rear garden.

KITCHEN AREA

Range of modern fitted 'high gloss' eye and base level units with 'timber effect' work surfaces over. Attractive tiled splash backs. Down lighting and power points across the work surfaces. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Plumbing and space for dishwasher. Built in stainless steel effect four ring gas hob with stainless steel effect circulator fan/light above. Built in stainless steel effect eye level double electric oven. Ample space for free-standing fridge or freezer. Attractive 'high polished' tiled floor that continues into the dining area. New uPVC double glazed window towards the rear.

FIRST FLOOR**LANDING**

Stairs to the ground floor. Loft access point. Cylinder cupboard. Ceiling light point. Doors to principal rooms.

BEDROOM ONE ('L' Shaped) 13' 8" maximum into the wardrobe recess x 8' 4" (4.17m x 2.54m)

Panel radiator. Low level power point. Ceiling light point. Recess (ideal for wardrobes). Built in storage cupboard. New uPVC double glazed window to the front elevation.

BEDROOM TWO 9' 8" x 6' 2" (2.95m x 1.88m)

Panel radiator. Low level power point. Ceiling light point. New uPVC double glazed window towards the rear.

BEDROOM THREE 7' 4" x 6' 8" (2.24m x 2.03m)

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

BATHROOM

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and attractive tiled splash back. Shower bath with chrome coloured mixer shower over. Curved glazed shower screen. Attractive part tiled walls. Tiled floor. Heated towel rail. New uPVC double glazed frosted window to the side elevation.

EXTERNALLY

The property is approached via a long flagged and gravelled driveway allowing ample off road parking and easy access to the garage at the rear. Lawned garden with low level hedging. Easy flagged access to the front.

REAR ELEVATION

The rear has an elevated timber decked patio with built in lighting plus good size flagged patio. Garden is mainly laid to lawn with timber fencing and brick walling forming the boundaries plus mature trees.

GARAGE

Brick built and pitched roof construction. Up-and-over door to the front elevation. Power and light.

DIRECTIONS

From our High Street offices proceed South along the Biddulph By Pass turning left into St. Johns Road. Continue over the first and second roundabouts onto Cornfield Road, turning first right into Swallow Walk. 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.

NO CHAIN!



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Total area: approx. 62.6 sq. metres (674.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using The Mobile Agent.

Energy Performance Certificate



15, Swallow Walk, Biddulph, STOKE-ON-TRENT, ST8 6TY

Dwelling type: Semi-detached house Reference number: 9668-2081-7211-1937-9990
 Date of assessment: 16 September 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 September 2013 Total floor area: 65 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

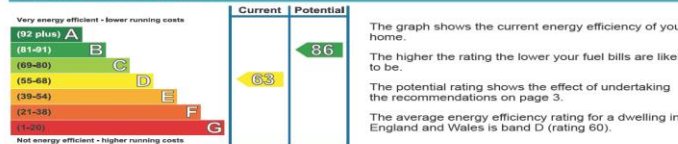
Estimated energy costs of dwelling for 3 years:	£ 2,151
Over 3 years you could save	£ 615

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 120 over 3 years	
Heating	£ 1,521 over 3 years	£ 1,215 over 3 years	
Hot Water	£ 390 over 3 years	£ 201 over 3 years	
Totals	£ 2,151	£ 1,536	You could save £ 615 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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 Floor insulation	£800 - £1,200	£ 134	✓
2 Low energy lighting for all fixed outlets	£55	£ 100	✓
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 66	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.