



# PRIORITY

PROPERTY SERVICES



**4/5 Bedrooms. Deceptively Spacious Elevated Family Home In Need Of Some Selective Modernisation. Property Benefits From An Elevated Position & Is Close To Local Amenities. Generous, Versatile Accommodation Throughout. Private Walled Garden**



The Old Manse Tunstall Road Biddulph ST8 6HJ

£195,000

**ENTRANCE PORCH**

Upvc double glazed door to the side. Original arched leaded window to the front. Timber effect laminate flooring. Ceiling light point. Part glazed door allowing access to the entrance hall.

**ENTRANCE HALL**

Stairs allowing access to the first floor. Wall light points. Large, uPVC double glazed picture window to the front elevation.

**RECEPTION ROOM** 13' 4" x 7' 2" at its narrowest point (4.06m x 2.18m)

Panel radiator. Low level power points. Built in storage cupboard with shelving. Ceiling light point. uPVC double glazed window to the front. Door to ground floor W.C.

**GROUND FLOOR W.C./SHOWER ROOM**

Low level w.c. Pedestal wash hand basin with hot and cold taps. Shower with wall mounted electric (Triton) shower. Ceiling light. Panel radiator. uPVC double glazed frosted window to the side.

**DINING KITCHEN** 13' 6" x 12' 10" both measurements are maximum into the units (4.11m x 3.91m)

Range of fitted eye and base level units, base units having extensive work surfaces above with power points over the work surfaces. Stainless steel one and half bowl sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Built in dishwasher. Ample space for slide-in gas/electric cooker with stainless steel effect circulator fan/light above. Built in fridge and freezer, side-by-side into the base units. Panel radiator. Tiled floor. Walk-in under stairs pantry with ceiling light point, tiled floor and shelving. uPVC double glazed window to the side with two uPVC double glazed windows to the rear.

**REAR PORCH & UTILITY ROOM**

Tiled floor. Ceiling light point. uPVC double glazed door towards the rear garden and archway leading into the utility room.

**UTILITY ROOM**

Ceiling light point. Base units with drawer and cupboard space. Plumbing and space for washing machine. Wall mounted (MAIN COMBI ECO) gas central heating boiler. Tiled floor.

**LOUNGE** 14' 8" x 12' 10" (4.47m x 3.91m)

Multi-fuel burner set in an attractive tiled hearth with original fireplace. Television and telephone points. Panel radiator. Coving to the ceiling with ceiling light point. Door allowing access to the kitchen. uPVC double glazed windows to the front. uPVC double glazed, double opening 'french doors' with side panel windows allowing access and views to the rear garden.

**LIVING ROOM** 13' 2" x 12' 6" (4.01m x 3.81m)

Timber effect laminate floor. Panel radiator. Low level power points. Multi-fuel burner set in the original chimney breast. Ceiling light point. Door to the lounge. uPVC double glazed window to the front.

**FIRST FLOOR - SPLIT LEVEL LANDING**

Doors to principal rooms. Loft access point. Ceiling light points. Door to a walk-in laundry.

**WALK-IN LAUNDRY**

Plumbing and space for washing machine. Space for dryer (if required). Power and light.

**MASTER BEDROOM** 14' 0" x 12' 10" (4.26m x 3.91m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed windows to both the front and rear elevations.

**BEDROOM TWO** 13' 4" maximum into the wardrobes x 12' 6" (4.06m x 3.81m)

Panel radiator. Wardrobes to the majority of one wall with side hanging rails and storage shelving above. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation.

**BEDROOM THREE** 13' 4" x 12' 6" (4.06m x 3.81m)

Panel radiator. Low level points. Centre ceiling light point. uPVC double glazed window to the front elevation.

**BEDROOM FOUR (Currently Used As A Kitchen)** 13' 5" x 9' 4" at its widest point (4.09m x 2.84m)

Range of fitted eye and base level units, base units having work surfaces above. Stainless steel sink unit with drainer and mixer tap. Ample space for slide-in electric cooker. Good selection of drawer and cupboard space. Panel radiator. Low level power point. Ceiling light point. Two uPVC double glazed windows to the rear.

**FAMILY BATHROOM** 8' 10" x 6' 10" (2.69m x 2.08m)

Low level w.c. Pedestal wash hand basin. Panel bath. Part tiled walls. Shower cubicle with wall mounted electric shower, tiled walls and glazed door. Panel radiator. Extractor fan. Ceiling light point. uPVC double glazed frosted window towards the rear.

**EXTERNALLY**

The property is approached via an original high level stone wall with shrub border beyond and set of stone gate posts. Concrete pathway allows easy access to the front and easy access through the by-folding doors to the rear. Stone steps lead up to a small flagged patio to the front.

**REAR ELEVATION**

The rear has a 'victorian style' walled garden adding to the high degree of privacy. Low maintenance, large gravelled patio and flagged patio areas. Outside water tap. Steps leading up to a raised area, behind attractive brick wall, leading towards the head of the garden. Down one side of the property there is a covered area with by-fold gates allowing access to the front.



**DIRECTIONS**

From High Street proceed South along the (A527) Tunstall Road, the property can be clearly identified by our 'Priory Property Services' board on the left hand side.

**VIEWING**

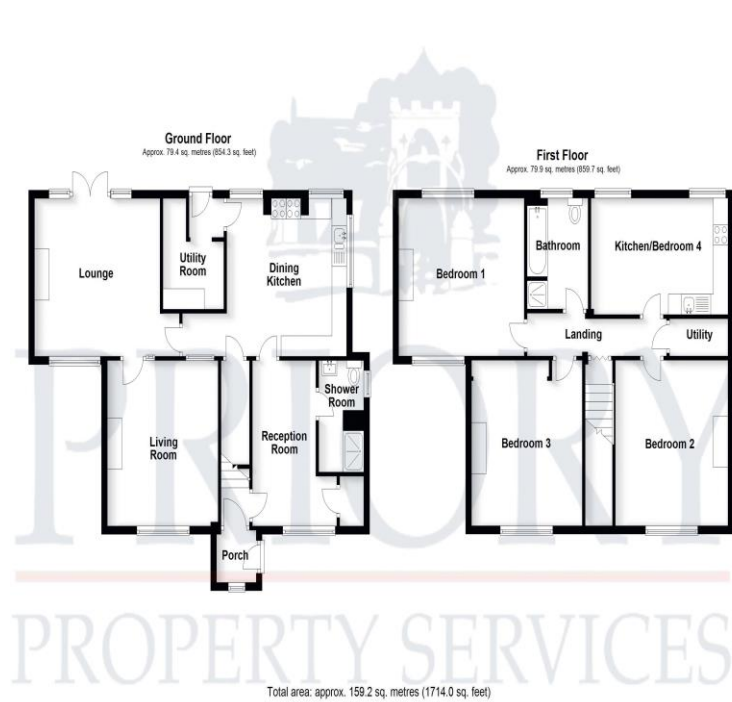
Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team







### Energy Performance Certificate

HM Government

33, Tunstall Road, Biddulph, STOKE-ON-TRENT, ST8 6HJ

Dwelling type: Detached house      Reference number: 9458-8946-6270-4768-9980  
 Date of assessment: 15 October 2018      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 15 October 2018      Total floor area: 157 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,724</b>
<b>Over 3 years you could save</b>	<b>£ 2,361</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 375 over 3 years	£ 258 over 3 years	
Heating	£ 5,025 over 3 years	£ 2,778 over 3 years	
Hot Water	£ 324 over 3 years	£ 327 over 3 years	
<b>Totals</b>	<b>£ 5,724</b>	<b>£ 3,363</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	Potential	Not energy efficient - higher running costs
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			

Current rating: **54** (E)  
 Potential rating: **79** (D)

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 Internal or external wall insulation	£4,000 - £14,000	£1,632
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 255
3 Low energy lighting for all fixed outlets	£45	£ 99

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

PROPERTY SERVICES

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. (We produced using PlanIt)

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.