



# PRIORY

PROPERTY SERVICES



**2 Bedrooms. Beautifully Presented Mid Terraced House. Modern Fitted Kitchen & Utility Room. First Floor Bathroom & Ground Floor W.C. New Fitted Carpets & Flooring Throughout. Pleasant Rear Patio Garden. No Chain! Viewing Recommended.**



38 Well Street Biddulph ST8 6HS

£115,000

**ENTRANCE HALL**

New fitted carpet. Panel radiator. Low level power point. Coving to the ceiling with ceiling light point. uPVC double glazed door to the front elevation with uPVC double glazed window above. Doors to principal rooms. Stairs allowing access to the first floor landing with new fitted carpet.

**LOUNGE** 11' 8" x 11' 8" maximum into the chimney recess (3.55m x 3.55m)

New fitted carpet. Wall mounted (Dimplex) electric modern fire. Low level power points. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation.

**DINING ROOM (Off The Kitchen)** 12' 0" x 11' 6" maximum into the chimney recess (3.65m x 3.50m)

Panel radiator. Low level power points. Centre ceiling light point. Door allowing access to a walk-in under stairs store cupboard with light. uPVC double glazed window towards the rear. Door allowing access into the kitchen.

**KITCHEN** 9' 0" x 7' 10" (2.74m x 2.39m)

Range of newly fitted, modern, high gloss eye and base level units, base units having timber effect work surfaces above, one side having matching upstands and various power points over the work surfaces. Built in new (Bosch) electric hob with (Bosch) electric oven and grill combined below. Built in (Lamona) stainless steel effect one and half bowl sink unit and drainer with mixer tap. Ample space for free standing fridge or freezer. Good selection of drawer and cupboard space. Wall mounted (Worcester) gas combination central heating boiler. Extractor fan. LED ceiling lights. Door allowing access to the dining room/sitting room. uPVC double glazed window and door to the side elevation. Panel radiator. New modern fitted timber effect vinyl floor.

**UTILITY ROOM** 4' 6" x 4' 3" (1.37m x 1.29m)

Built in modern timber effect work surface with matching upstand. Power points. Plumbing and space for washing machine. Space for condenser dryer (if required). LED ceiling light. uPVC double glazed frosted window to the side elevation.

**GROUND FLOOR CLOAKROOM/W.C.**

Modern low level w.c. Panel radiator. Modern timber effect vinyl flooring. Extractor fan. LED ceiling light. uPVC double glazed frosted window to the side.

**FIRST FLOOR - GALLERIED LANDING**

Stairs to the ground floor with new modern fitted carpets. Doors to principal rooms. Ceiling light point. Loft access point.

**BEDROOM ONE** 11' 8" x 10' 6" (3.55m x 3.20m)

New modern fitted carpet. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the front elevation.

**BEDROOM TWO** 12' 0" x 9' 6" maximum into chimney recess (3.65m x 2.89m)

New modern fitted carpet. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window allowing views to the rear.

**FAMILY BATHROOM**

New modern three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps and fitted mirror above. Panel bath with chrome coloured mixer tap and shower attachment, glazed shower screen. New modern tiled walls. Timber effect vinyl flooring. Panel radiator. Extractor fan. uPVC double glazed frosted window to the front.

**EXTERNALLY**

The property is approached via an original brick and stone topped wall. Small flagged patio area. Steps to the entrance hall.

**REAR ELEVATION**

The rear has an extensive flagged patio garden which enjoys the majority of the all-day sun. Boundaries are formed by original brick and rendered walling, plus some timber fencing. Gated access out to the rear.

**DIRECTIONS**

From our offices proceed South along the (A527) High Street, turning left onto 'Well Street'. Proceed over the cross roads and continue for a short distance to where the property can be clearly identified by our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO CHAIN**



# PRIORY

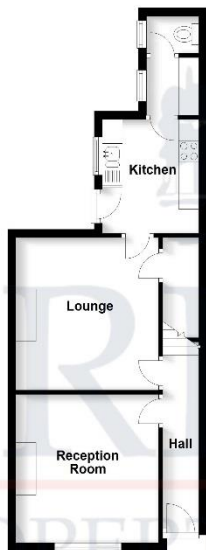
PROPERTY SERVICES

## Biddulph's Award Winning Team

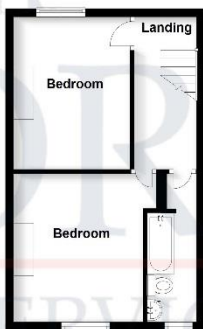




**Ground Floor**  
Approx. 42.8 sq. metres (460.9 sq. feet)



**First Floor**  
Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 76.0 sq. metres (818.3 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 PlanIt.

**Energy Performance Certificate**



38, Well Street, Biddulph, STOKE-ON-TRENT, ST8 6HS  
 Dwelling type: Mid-terrace house Reference number: 9518-4074-6246-6601-2914  
 Date of assessment: 19 June 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 19 June 2019 Total floor area: 76 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:	£ 2,736
Over 3 years you could save	£ 585

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 2,214 over 3 years	£ 1,755 over 3 years	You could save £ 585 over 3 years
Hot Water	£ 321 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 2,736</b>	<b>£ 2,161</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:** G2 **Potential:** D1

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 Cavity wall insulation	£500 - £1,500	£ 249
2 Internal or external wall insulation	£4,000 - £14,000	£ 87
3 Replace boiler with new condensing boiler	£2,000 - £3,000	£ 162

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.simpleenergyservice.org.uk](http://www.simpleenergyservice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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.