



PRIORY

PROPERTY SERVICES



2 Bedrooms. Semi Detached Stone Cottage Within A Popular Village Location. Generous Accommodation: Large B/Fast Kitchen. Lounge With Open Fire. Front & Rear Hallways. Large F.F. B/Room. Enc. Walled Patio Garden To Rear. No Chain!



113 Woodhouse Lane Biddulph Moor ST8 7RN

£149,950

ENTRANCE HALL

Modern fitted carpet to the entrance hall and stairs. Stairs allowing access to the first floor. Panel radiator. Ceiling light point. uPVC double glazed door to the front elevation.

LOUNGE 13' 10" maximum into the bay x 12' 4" maximum into the chimney recess (4.21m x 3.76m)

Modern fitted carpet. 'Open fire' set in an attractive timber surround with tiled hearth. Two panel radiators. Television and telephone points. Low level power points. Coving to the ceiling with centre ceiling light point. Attractive walk-in bay with timber double glazed windows to both front and sides.

DINING KITCHEN 13' 4" x 11' 10" (4.06m x 3.60m)

Range of modern fitted base units, with timber effect work surfaces above. Original fitted eye units with double opening doors, built in shelving and tiled work surface below. Stainless steel one and half bowl sink unit with drainer and mixer tap. Drawer and cupboard space. Plumbing and space for washing machine. Recess for 'Range Style' cooker with tiled splash backs and extractor fan above. Plumbing and space for washing machine. Vinyl flooring. Panel radiator. Coving to the ceiling with ceiling light points. uPVC double glazed window towards the rear elevation.

REAR PORCH

Double glazed, modern door to the rear elevation. Further door allowing access to the large walk-in cloakroom/under stairs store cupboard with cloaks rack, ceiling light point and wall mounted (Main 24He) gas combination central heating boiler and timber double glazed frosted window to the side elevation.

FIRST FLOOR - LANDING

Stairs to the ground floor. Loft access point with retractable ladder. Ceiling light point. Low level power point. Timber double glazed window to the side elevation. Doors to principal rooms.

MASTER BEDROOM 12' 4" maximum into chimney recess x 11' 0" (3.76m x 3.35m)

Modern fitted carpet. Panel radiator. Low level power points and telephone point. Over-stairs store cupboard with side hanging rail and double opening doors. Feature fireplace. Ceiling light point. Timber double glazed window allowing excellent partial views down towards 'Congleton Edge' and 'The Cheshire Plain' on the horizon.

BEDROOM TWO 13' 4" x 7' 8" (4.06m x 2.34m)

Modern fitted carpet. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear having views over towards the 'Church grounds' and outbuildings.

FAMILY BATHROOM 10' 0" x 7' 8" maximum (3.05m x 2.34m)

Four piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and shower attachment. Tiled shower cubicle with wall mounted electric modern (Iflo) shower and glazed door. Modern part tiled walls. Vinyl flooring. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed window to the rear.

EXTERNALLY

The property is approached via a gravelled area (suitable for a pull in/parking for a small car). Canopied entrance to the front elevation. Crazy paved flagged pathway to one side allows easy gated pedestrian access to the rear.

REAR ELEVATION

Enclosed stone and brick walled, low maintenance patio garden. Reception light. Gravelled and flagged patio areas. Outside water tap. Outhouse. Gated access to the flagged pathway to the front.

BRICK & STONE BUILT OUTHOUSE

Door allowing access to a brick and stone built, pitched roof outhouse.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the roundabout turn left onto 'Congleton Road'. Continue past the Biddulph Arms public house, turning 3rd right onto 'Woodhouse Lane'. Continue up towards 'Biddulph Moor Village' to where the property can be clearly identified by our 'Priory Property Services Board' on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!





Energy Performance Certificate



113, Woodhouse Lane, Biddulph, STOKE-ON-TRENT, ST8 7RN

Dwelling type: Semi-detached house Reference number: 0052-2807-7471-9823-5325
 Date of assessment: 23 March 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 March 2017 Total floor area: 71 m²

Use this document to:

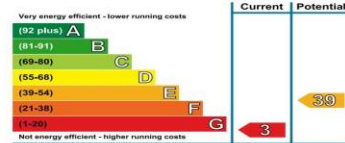
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,995
Over 3 years you could save	£ 3,177

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 147 over 3 years	
Heating	£ 6,903 over 3 years	£ 4,176 over 3 years	
Hot Water	£ 798 over 3 years	£ 495 over 3 years	
Totals	£ 7,995	£ 4,818	

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.

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 Internal or external wall insulation	£4,000 - £14,000	£ 2,193	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 240	
3 Low energy lighting for all fixed outlets	£50	£ 93	

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 or call 0300 123 1234 (standard national rate). 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.