



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Location, Location, Location. Detached Bungalow With Field Views To The Rear. Boasting New Modern Fitted Dining Kitchen. Hallway. Lounge & Bathroom. Garden Wraps Around To The Rear. Viewing Highly Recommended.



69 Halls Road Gillow Heath Biddulph ST8 6BU

£195,000

ENTRANCE PORCH

Upvc double glazed, double opening 'french doors' allowing access to the front. Single glazed door allowing access into the entrance hall.

'L' SHAPED ENTRANCE HALL

Panel radiator. Coving to the ceiling with ceiling light points. Doors to principal rooms.

LOUNGE 13' 8" x 13' 4" maximum into the chimney recess (4.16m x 4.06m)

Fireplace with tiled inset and hearth. Television and telephone points. Coving to the ceiling with centre ceiling light points. uPVC double glazed window towards the front elevation.

EXTENDED DINING KITCHEN 16' 6" x 9' 6" (5.03m x 2.89m)

Excellent selection of new modern fitted, 'high gloss' eye and base level units, base units having quality 'timber effect' work surfaces above with modern tiled splash backs. Various power points and down lighting over the work surfaces. Built in (Hotpoint) electric 'induction hob' with stainless steel circulator fan/light above. Built in (Electrolux) modern electric double oven below. One and half bowl sink unit with drainer and mixer tap. Excellent selection of drawer and cupboard space. Plumbing and space for an automatic washing machine. Space for fridge or freezer. Attractive 'tile effect' floor to the kitchen. LED inset ceiling lights. Part glazed door to the entrance hall. Dining part of the room has fitted carpet, panel radiator, ceiling light point. uPVC double glazed door to the side and uPVC double glazed window to the rear.

BEDROOM ONE 12' 10" x 11' 6" (3.91m x 3.50m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing views to the front elevation.

BEDROOM TWO 11' 6" x 11' 0" (3.50m x 3.35m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear allowing views of the garden and pleasant views over towards 'open countryside' and wooded area.

BATHROOM 7' 10" x 7' 2" (2.39m x 2.18m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps. Panel bath with chrome coloured mixer tap and shower attachment. Tiled walls. Tiled floor. Panel radiator. Former cylinder cupboard with slatted shelf. Loft access point. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via an original stone wall with tarmac driveway allowing off road parking. Easy vehicle access (if required) and pedestrian access across extensive low maintenance flagged patio/front garden. Established privet hedge to one side. Easy vehicle and pedestrian access to the attached garage.

ATTACHED GARAGE 17' 6" x 9' 0" (5.33m x 2.74m)

Electrically operated roller shutter door. Power and light. uPVC double glazed window to the rear. Door to the rear garden.

SIDE ACCESS

Gated, flagged pedestrian access down the left hand side of the property with reception lighting.

REAR ELEVATION

The rear has a good size flagged patio area that enjoys the majority of the morning and mid-day sun. Pleasant views over towards a wooded area and open fields. Timber fencing forms the boundaries. Reception lighting. Flagged patio meanders around towards the side of the property which has a smart 'york stone' block patio area that enjoys the majority of the later evening sun. Reception lighting and easy access to the garage. Towards the rear there is a small flagged area with timber shed.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the traffic lights turn left onto 'Station Road'. Continue down to where the road joins 'Halls Road', continue for a short distance to where the property can be clearly identified by our 'Priory Property Services Board' on the left hand side, just before 'Akesmore Lane'.

VIEWING

Is strictly by appointment via the selling agent.

DO YOU HAVE A PROPERTY TO SELL?

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.



Biddulph's Award Winning Team





GROUND FLOOR
APPROX. 946.9 SQ. FEET



TOTAL AREA: APPROX. 946.9 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 PlanUp.

Energy Performance Certificate



69, Halls Road, Biddulph, STOKE-ON-TRENT, ST8 6BU

Dwelling type: Detached bungalow
Date of assessment: 15 May 2018
Date of certificate: 15 May 2018

Reference number: 8109-9353-7229-4597-5583
Type of assessment: RdSAP, existing dwelling
Total floor area: 71 m²

Use this document to:

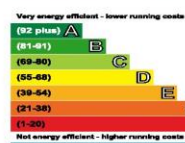
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,223
Over 3 years you could save: £ 288

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 1,788 over 3 years	£ 1,590 over 3 years	
Hot Water	£ 282 over 3 years	£ 192 over 3 years	
Totals	£ 2,223	£ 1,935	You could save £ 288 over 3 years

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
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 198
2 Solar water heating	£4,000 - £6,000	£ 93
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 837

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.