



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. 3 Storey Semi Detached Home, Convenient For Town Centre & Country Walks. Bay Fronted Lounge. Inner Hallway. Dining Rm. Generous Long Kitchen. Rear Porch/Utility. G.F. Family Bathroom. Enclosed Gardens. No Upward Chain!**



**79 Station Road Biddulph ST8 6BT**

**£145,000**

**BAY FRONTED LOUNGE** 12' 8" maximum meas. into the bay x 12' 2" (3.86m x 3.71m)

uPVC door to the front elevation. Chimney breast recess with tiled hearth. Television point. Panel radiator. Low level power point. Covling to the ceiling with centre ceiling light point. Attractive walk-in bay with uPVC double glazed windows to the front elevation.

**INNER HALLWAY**

Stairs allowing access to the first floor. Part glazed doors allowing access to both the lounge and dining room.

**DINING ROOM** 12' 2" maximum into the chimney recess x 12' 2" (3.71m x 3.71m)

Panel radiator. Low level power points. Centre ceiling light point. Part glazed door allowing access to a walk-in under stairs store cupboard with shelving, uPVC double glazed frosted window to the side, also houses the gas meter point. uPVC double glazed frosted window to the side. uPVC double glazed window to the rear.

**KITCHEN** 15' 4" x 6' 0" both measurements are maximum and into the units (4.67m x 1.83m)

Generous long kitchen with fitted eye and base level units, base units having work surfaces above. Power points over the work surfaces. Sink unit with drainer and mixer tap. Ample space for free-standing fridge or freezer. Ample space for slide-in electric cooker. Good selection of drawer and cupboard space. Tiled floor. Panel radiator. Part glazed door allowing access into the dining room. Further part glazed door to the rear porch. uPVC double glazed bay window towards the side elevation allowing pleasant views of the private gardens.

**REAR PORCH/UTILITY**

Plumbing and space for washing machine with work surface above. Modern wall mounted (Baxi) gas combination central heating boiler. uPVC double glazed frosted door to the side elevation.

**FAMILY BATHROOM** 7' 2" x 6' 0" (2.18m x 1.83m)

Three piece modern white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap, (Triton) mixer shower above and folding glazed shower screen. Modern tiled walls. Chrome coloured towel radiator. Tiled floor. Ceiling light point. uPVC double glazed frosted window to the side elevation.

**FIRST FLOOR - LANDING**

Stairs to the ground floor. uPVC double glazed window to the side. Ceiling light point. Doors to bedrooms one and two.

**BEDROOM ONE (First Floor)** 12' 2" x 11' 2" (3.71m x 3.40m)

Panel radiator. Low level power points. Ceiling light point. Two uPVC double glazed windows to the front elevation.

**BEDROOM TWO (First Floor)** 12' 2" x 12' 2" (3.71m x 3.71m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window allowing views to the rear garden and wooded area. Part glazed door allowing access to a further stairwell to the 2nd floor and onto bedroom 3.

**BEDROOM THREE (Second Floor)** 15' 8" x 11' 4" (4.77m x 3.45m)

Stairwell allowing access to the first floor. Panel radiator. Ceiling light point. Low level power points. Upvc double glazed window towards the rear elevation. Useful walk-in access to 1/2 boarded loft.

**EXTERNALLY**

The property is approached via original low level stone walling, allowing both pedestrian and vehicle access to the stone flagged driveway. Three small lawned gardens. Stone flagged pathway to the front. Secure gated access down one side to the rear. (Nb. Driveway could also be further extended for additional parking if required).

**SIDE & REAR**

Large established lawn garden surrounded by well stocked shrub borders. Timber fencing forms the boundaries. Centre mature tree. Gated access down one side to the front elevation. Outside water tap. Extensive stone flagged patio area. Further large concrete patio area towards the head of the garden with hard standing for timber shed, timber shed at the rear is to be included in the sale. Mixture of timber fencing and block walling forms the boundaries.

**DIRECTIONS**

From the main roundabout off Biddulph town centre proceed North along the by-pass. Turn left at the traffic lights onto Station Road, continue down for a short distance to where the property can be located on the left hand side via our Priory Property Services board.

**VIEWING**

Is strictly by appointment via the selling agent.

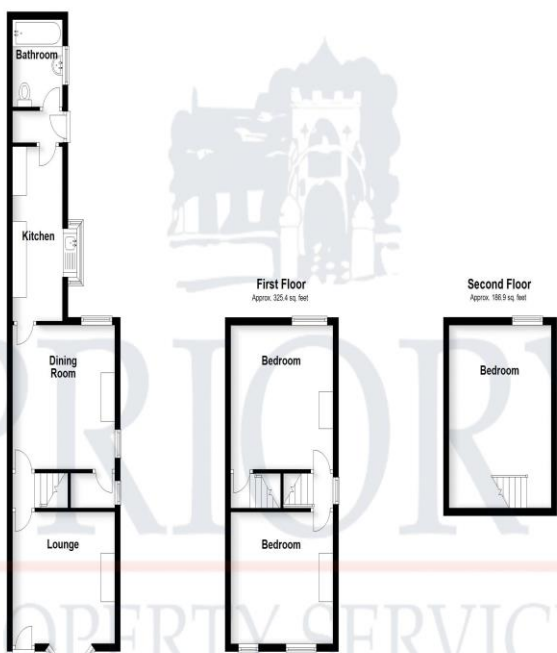


# PRIORY

PROPERTY SERVICES

## Biddulph's Award Winning Team





Total area: approx. 998.7 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within this brochure. The brochure is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximate only and provided as a guide to the general layout and area of the property. Plans produced using PlanIt.

**Energy Performance Certificate** HM Government

**79, Station Road, Biddulph, STOKE-ON-TRENT, ST8 6BT**  
 Dwelling type: Semi-detached house Reference number: 8141-7727-4830-1176-8922  
 Date of assessment: 26 March 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 26 March 2019 Total floor area: 93 m<sup>2</sup>

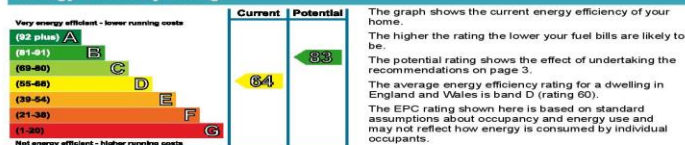
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,931</b>
<b>Over 3 years you could save</b>	<b>£ 834</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 198 over 3 years	
Heating	£ 2,421 over 3 years	£ 1,722 over 3 years	You could save £ 834 over 3 years
Hot Water	£ 264 over 3 years	£ 177 over 3 years	
<b>Totals</b>	<b>£ 2,931</b>	<b>£ 2,097</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**



**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	£ 546
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 159
3 Low energy lighting for all fixed outlets	£15	£ 42

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.

**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.