



**PRIORITY**  
PROPERTY SERVICES



**3 Double Beds. A Fantastic Opportunity To Obtain A Stunning Well Proportioned Stone Cottage Circa 1883 Within The Semi Rural Village Of 'Biddulph Moor'. Refurbished Throughout To A High Standard & Benefitting From A Mod. En-Suite Bathroom.**



Hot Lane Biddulph Moor ST8 7JT

£350,000

**ENTRANCE HALL**

Ceiling light point. Stairs allowing access to the first floor landing. Quality composite door to the front elevation with uPVC double glazed window above. Timber doors allowing access to both the through lounge diner and the living room.

**'L' SHAPED THROUGH LOUNGE DINER 22' 4" x 11' 6", narrowing to 9' in the dining room (6.80m x 3.50m)**

Multi-Fuel burner set in an attractive chimney breast with tiled hearth/floor. Attractive porcelain stone effect tiles with under floor heating. Various low level power points. Television and telephone points. Recess with fitted shelves to one side of the chimney breast. Centre ceiling light points. uPVC double glazed windows to both the side and front elevations, front being a uPVC quality 'sash' window. uPVC double glazed, double opening 'French doors' allowing access and views to the rear garden.

**LIVING ROOM 12' 0" x 11' 6" maximum into the chimney recess (3.65m x 3.50m)**

Impressive large fireplace with 'original' stone surround and mantel, tiled hearth and quality multi-fuel burner. Attractive porcelain stone effect tiled floor with under floor heating. Various low level power points and television point. uPVC double glazed windows to both the side and front, front being a quality 'sash' window. Centre ceiling light point. Timber doors allowing access to both the entrance hall and utility, leading to the kitchen. Door allowing access to an under stairs cupboard, with light, housing the hot water cylinder and main controls for the under floor heating system with wall mounted timing switches.

**UTILITY ROOM (Off The Kitchen) 9' 0" x 7' 10" minimum measurement approximately (2.74m x 2.39m)**

Quality selection of built in base units with work surface above, incorporating a 'Belfast' sink with chrome coloured mixer tap. Plumbing and space for an automatic washing machine. Ample space for condenser dryer (if required). Attractive exposed stone walling to one wall. Attractive porcelain stone effect quality tiled floor with under floor heating. Modern inset LED lighting. uPVC double glazed windows to both the side and rear elevations. Timber doors allowing access to the front living room, through lounge diner and ground floor cloakroom/w.c. Quality composite, part glazed stable door towards the side elevation allowing easy access to the rear garden.

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

Quality two piece 'white' suite comprising of a low level w.c. Wash hand basin with chrome coloured traditional hot and cold taps. Tiled splash back. Extractor fan and ceiling light point. Attractive porcelain stone effect quality tiled floor with under floor heating.

**KITCHEN 11' 0" x 9' 8" (3.35m x 2.94m)**

Bespoke selection of quality fitted, timber fronted eye and base level units, base units having extensive work surfaces above. Attractive tiled splash backs, various power points and down lighting over the work surfaces. Ceramic sink unit with drainer and chrome coloured mixer tap. Range Style (Belling) electric oven. Under floor heating. Excellent selection of drawer and cupboard space. Recess for fridge/freezer. Plumbing for dishwasher. Attractive porcelain stone effect quality tiled floor with under floor heating. Modern LED inset ceiling lights. Door into the utility. uPVC double glazed window allowing pleasant views of the landscaped rear garden.

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. Wall light point. LED inset ceiling lights. Timber doors to principal rooms. Two double opening timber doors allowing access to a useful storage area with uPVC double glazed window to the rear.

**MASTER BEDROOM 11' 10" x 11' 6" (3.60m x 3.50m)**

Quality fitted carpet with under floor heating. Panel radiator. Low level power points. Ceiling light point. Small loft access. Timber doors to both the landing and en-suite bathroom. uPVC double glazed quality 'sash' window to the front elevation allowing partial semi-rural views.

**EN-SUITE BATHROOM 9' 2" x 8' 2" (2.79m x 2.49m)**

Quality three piece 'white' suite comprising of a low level w.c. Stand alone bath with chrome coloured mixer tap and shower attachment. Wash hand basin set in an attractive vanity unit with traditional chrome coloured hot and cold taps. and tiled splash back. Fitted, mirror fronted unit. Quality timber effect laminate flooring with under floor heating and wall mounted radiator. Extractor fan. Ceiling light point. uPVC double glazed window towards the side elevation.

**BEDROOM TWO 11' 10" x 11' 6" (3.60m x 3.50m)**

Low level power points. Quality fitted carpet with under floor heating plus panel radiator. Ceiling light point. Door to walk-in wardrobe. uPVC double glazed window to the side. uPVC double glazed quality 'sash' window to the front, allowing partial semi rural views.

**BEDROOM THREE 11' 10" x 9' 8" (3.60m x 2.94m)**

Low level power points. Quality fitted carpet with under floor heating plus panel radiator. Ceiling light point. uPVC double glazed window allowing pleasant views to the rear.



### FIRST FLOOR - FAMILY SHOWER ROOM 8' 8" x 5' 8" (2.64m x 1.73m)

Quality modern suite comprising of a low level w.c. Wash hand basin with chrome coloured mixer tap and tiled splash back. Fitted mirrored wall cabinet above the wash hand basin. Large walk-in double shower with chrome coloured mixer shower and rain shower head above. Quality timber effect laminate flooring with under floor heating plus chrome coloured towel radiator. Inset ceiling lights. Extractor fan. Upvc double glazed frosted window towards the side elevation.

### EXTERNALLY

The property is approached via an original stone wall with two timber gates, allowing flagged pedestrian access to the front and side with lantern reception lighting to the front. Two small lawned gardens with attractive 'Indian Stone' flagged patio. Flagged and gravelled gated access to the left hand side of the property to the rear.

### FRONT & SIDE ELEVATIONS

Having quality stone gate posts allowing easy vehicle and pedestrian access to a wide gravelled driveway, set in attractive stone cobbles with ample off road parking to the front. Both single and double opening gates allow easy pedestrian and vehicle access to the rear with extra off road parking (if required). New modern oil floor mounted boiler (off the kitchen).

### REAR ELEVATION

Enclosed and private rear garden with the advantage of additional gravelled area for extra off road parking, if required. Landscaped lawned garden with mature shrubs and bushes. Two dining out areas, both with easy access to the property, one set on an attractive 'Indian Stone' patio. Log storage. Outside water tap. Boundaries are formed by a mixture of dry-stone walling and attractive timber fencing. Garden enjoys a pleasant south facing aspect.

### DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass, towards Knypersley Traffic Lights. Turn left at the lights onto 'Park Lane'. Continue up towards 'Biddulph Moor', over the mini roundabout which becomes 'New Street'. At the top of the village 'New Street' joins 'Hot Lane' and the property can be located via our 'Priory Property Services' board.

### VIEWING

Is strictly by appointment via the selling agent.









**Energy Performance Certificate**

20, Hot Lane, Biddulph Moor, STOKE-ON-TRENT, ST8 7JT

Dwelling type: Detached house Reference number: 8206-5208-9429-1326-1033  
 Date of assessment: 20 October 2017 Type of assessment: RIBA® existing dwelling  
 Date of certificate: 20 October 2017 Total floor area: 110 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:	£ 6,754
Over 3 years you could save	£ 3,631

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 5,052 over 3 years	£ 1,452 over 3 years	You could save £ 3,631 over 3 years
Hot Water	£ 498 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 5,754</b>	<b>£ 1,923</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**

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 Room-in-roof insulation	£1,500 - £2,700	£ 1,803
2 Cavity wall insulation	£500 - £1,500	£ 152
3 Internal or external wall insulation	£4,000 - £14,000	£ 993

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

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GROUND FLOOR  
APPROX. FLOOR  
AREA 55.8 SQ.M.  
(601 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 55.5 SQ.M.  
(598 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 111.3 SQ.M. (1198 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions, or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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