



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Semi Detached Family Home With Ample Off Road Parking & Attached Garage. Through Lounge/Dining Room. Fitted Dining Kitchen & F. Floor Family Bathroom. No Upward Chain. New Alpha Combi C.H. Boiler With 5 Year Guarantee.



8 Duke Street Biddulph ST8 7DE

£129,950

ENTRANCE PORCH

Upvc double glazed windows to both side and front elevations. uPVC double glazed door allowing access into the porch. Tiled floor. uPVC double glazed door allowing access into the entrance hall.

ENTRANCE HALL

Panel radiator. Under stairs store cupboard. Turn flight stairs allowing access to the first floor. Telephone point. Ceiling light point. Doors allowing access to both the through lounge and kitchen.

'L' SHAPED THROUGH LOUNGE DINER 18' 0" x 13' 0", narrowing to 9'2" (5.48m x 3.96m)

'Living Flame' gas fire set in an attractive timber surround with decorative inset and hearth. Television point. Low level power points. Panel radiator. Coving to the ceiling with wall and ceiling light points. uPVC double glazed windows to both the front and rear elevations.

DINING KITCHEN 13' 8" at its widest point x 9' 6" (4.16m x 2.89m)

Range of fitted base units, having extensive work surfaces above and attractive part tiled walls. Sink unit with drainer and mixer tap. (Cannon) slide-in gas cooker. (Hotpoint) washing machine. Drawer and cupboard space. Ceiling light point. Panel radiator. Vinyl modern flooring. Door allowing access to the attached garage.

FIRST FLOOR - LANDING

Turn flight stairs to the ground floor. Loft access point. Doors to principal rooms. Cylinder cupboard housing a **brand new (ALPHA) gas combination central heating boiler with 5 year guarantee.** uPVC double glazed frosted window to the side.

BEDROOM ONE 12' 2" minimum measurement to wardrobe fronts x 9' 2" (3.71m x 2.79m)

Panel radiator. Built in wardrobes to the majority of one wall with double opening doors. Ceiling light point. Low level power point. uPVC double glazed window to the front allowing pleasant views over towards 'Biddulph Moor' on the horizon.

BEDROOM TWO ('L' Shaped) 11' 0" maximum into the recess x 8' 2" (3.35m x 2.49m)

Panel radiator. Ceiling light point. Power points. uPVC double glazed window to the rear.

BEDROOM THREE 9' 2" x 5' 10" (2.79m x 1.78m)

Panel radiator. Over-stairs store cupboard with shelving. Ceiling light point. uPVC double glazed window to the front.

FAMILY BATHROOM 9' 2" x 5' 6" (2.79m x 1.68m)

Three piece suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap and cupboard space below. Panel bath with chrome coloured mixer tap and shower attachment. Ceiling light point. Tiled walls. Panel radiator. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a quality brick wall forming the front boundary with both pedestrian and vehicle access to the property. Low maintenance gravel border with tarmacadam and flagged areas for parking. Easy access to the attached garage.

REAR ELEVATION

Low maintenance gravelled garden with flagged patio and flagged pathway towards the head of the garden. Garden enjoys the majority of the mid-day to later evening sun.

ATTACHED GARAGE 18' 2" in length x 13' 10" at its widest point, narrowing to 7'10" towards the rear approximately (5.53m x 4.21m)

Up-and-over door to the front. uPVC double glazed door allowing access. Power and light. Door allowing access to the kitchen. uPVC double glazed door allowing access to the rear garden. To the rear of the garage there is a ground floor w.c.

GROUND FLOOR W.C. (To The Rear Of The Garage)

Low level w.c. Ceiling light point. uPVC double glazed frosted window to the rear.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the roundabout turn right and proceed over the mini roundabout. Turn left onto 'Lawton Street', over two roundabouts onto 'Springfield Road'. Turn left onto 'Duke Street' where the property can be located via our 'Priory Property Services board'.

NO UPWARD CHAIN!**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. 61.3 sq. metres (659.9 sq. feet)

First Floor
Approx. 38.6 sq. metres (416.0 sq. feet)



Total area: approx. 99.9 sq. metres (1074.9 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



8, Duke Street, Biddulph, STOKE-ON-TRENT, ST8 7DE
 Dwelling type: Semi-detached house Reference number: 8703-3020-7829-7527-3683
 Date of assessment: 22 June 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 22 June 2018 Total floor area: 77 m²

Use this document to:

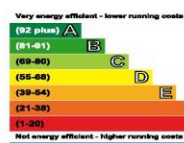
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,225
Over 3 years you could save £ 1,359

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 162 over 3 years	You could save £ 1,359 over 3 years
Heating	£ 2,259 over 3 years	£ 1,491 over 3 years	
Hot Water	£ 702 over 3 years	£ 213 over 3 years	
Totals	£ 3,225	£ 1,866	

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 Increase loft insulation to 270 mm	£100 - £350	£ 99
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 186
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 39

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.