



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Mid Town House With Generous Extended Dining Kitchen. Lounge With Stairs To First Floor. Family Bathroom. Low Maintenance Gardens To Front & Rear, Rear Overlooking Shrubland & Mature Trees. Off Road Parking To The Rear.



24 Barmouth Grove Brindley Ford ST8 7QE

£105,000

LOUNGE 13' 10" x 11' 10" maximum into the stairs (4.21m x 3.60m)

Living Flame gas fire set in an attractive timber surround with marble effect inset and hearth. Television point. Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. uPVC double glazed window and door to the front. Open staircase allowing access to the first floor. Door allowing access to the extended dining kitchen.

EXTENDED DINING KITCHEN 17' 2" x 11' 2" (5.23m x 3.40m)

Range of modern fitted eye and base level units, base units having extensive work surfaces over, extending out into a breakfast bar. Various power points over the work surfaces. Built in (Hotpoint) electric hob with (Indesit) electric oven below. Built in circulator fan. Plumbing and space for washing machine. Good selection of drawer and cupboard space. Space for dryer under the units (if required). Built in storage cupboard (ideal housing for a fridge freezer). Further built in storage cupboard with shelving. Vinyl flooring. Coving to the ceiling with ceiling light points. uPVC double glazed window and door allowing access and views out towards the rear garden.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor lounge. Low level power point. Doors to principal rooms.

BEDROOM ONE 13' 8" x 8' 6" (4.16m x 2.59m)

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

BEDROOM TWO 8' 0" x 7' 6" (2.44m x 2.28m)

Entrance recess area. Panel radiator. Over-stairs store cupboard. Further walk-in cupboard with slatted shelves, housing the wall mounted (Vaillant) gas central heating boiler. Low level power points. Loft access point. uPVC double glazed window allowing pleasant views of the wooded area and garden to the rear.

BATHROOM 5' 10" x 5' 2" (1.78m x 1.57m)

Modern white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Panel bath with chrome coloured hot and cold taps, electric (Mira) shower above. Tiled walls. Panel radiator. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a long flagged pathway with low maintenance plum slate borders.

REAR ELEVATION

Good size long garden with timber fencing forming the boundaries. Good size turfed area with plum slate borders. Raised timber decked area. Outside water tap. Reception lighting. Gated access out to the parking at the rear.

PARKING TO THE REAR ELEVATION**DIRECTIONS**

From the main roundabout off Biddulph town centre proceed South along the by-pass and continue through Knypersley traffic lights along 'Tunstall Road towards 'Brindley Ford'. Turn left onto 'Finch Street' (off the main road) and then left again onto 'Barmouth Grove' to where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

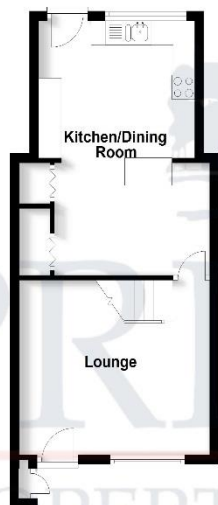


Biddulph's Award Winning Team

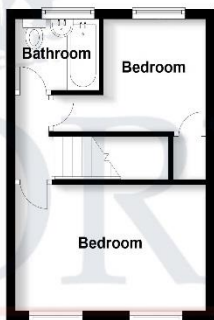




Ground Floor
Approx. 35.5 sq. metres (381.8 sq. feet)



First Floor
Approx. 25.2 sq. metres (271.5 sq. feet)



Total area: approx. 60.7 sq. metres (653.3 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



24, Barmouth Grove, Brindley Ford, STOKE-ON-TRENT, ST8 7QE

Dwelling type: Mid-terrace house Reference number: 2878-4039-6213-4751-2974
Date of assessment: 23 July 2019 Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 July 2019 Total floor area: 61 m²

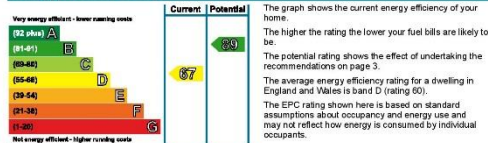
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,998
Over 3 years you could save	£ 603

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 144 over 3 years	
Heating	£ 1,563 over 3 years	£ 1,104 over 3 years	
Hot Water	£ 225 over 3 years	£ 147 over 3 years	
Totals	£ 1,998	£ 1,395	

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 Increase loft insulation to 270 mm	£100 - £350	£ 87
2 Cavity wall insulation	£500 - £1,500	£ 168
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 99

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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.