



**3 Bedrooms. Extended Semi Detached Bungalow Very Well Presented. Modern Fitted Kitchen With Dining Area Off. Shower Rm With Double Shower. Enclosed Flat Garden. Garage & Ample Off Rd Parking. No Chain!**



**ENTRANCE PORCH**

Double opening, single glazed storm doors allowing access into the entrance hall. Panel radiator. uPVC double glazed door towards the front elevation. Panel radiator.

**INNER HALLWAY**

Quality 'timber effect' laminate flooring. Low level power points. Telephone point. Panel radiator. Loft access point with retractable ladder, boarded and has power and light, housing the wall mounted gas combination central heating boiler.

**LOUNGE 15' 10" x 10' 10" (4.82m x 3.30m)**

Quality 'timber effect' laminate flooring. Low level power points. Panel radiator. Attractive electric fire set in a timber surround with marble effect inset and hearth. Coving to the ceiling with centre ceiling light point. uPVC double glazed bow window towards the front elevation.

**EXTENDED 'L' SHAPED DINING KITCHEN 18' 0" maximum into the units x 17' 6" maximum, narrowing to 9' 4" in the dining area (5.48m x 5.33m)**

Range of quality fitted eye and base level units, base units having extensive 'high polished' work surfaces over, extending out into a small breakfast bar/food preparation area with useful carousel below. Various power points across the work surfaces. Built in four ring (Candy) stainless steel gas hob with tiled splash back and stainless steel circulator fan/light above. (Candy) stainless steel effect electric oven and grill combined below. Built in stainless steel one and half bowl sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Built in fridge into the base units. Plumbing and space for an automatic washing machine. Useful larder style cupboard. Attractive tiled flooring into the kitchen area. Timber effect laminate flooring into the dining area. Two panel radiators. Coving to the ceiling into the dining room with ceiling light point and centre ceiling light point. uPVC double glazed door to the side elevation. uPVC double glazed window allowing pleasant views of the landscaped garden to the rear.

**SHOWER ROOM 8' 0" x 6' 2" (2.44m x 1.88m)**

Modern suite comprising of a low level w.c. with concealed cistern. Wash hand basin set in an attractive vanity unit with 'high polished' work surface, chrome coloured mixer tap, tiled splash backs and built in mirror behind. Useful cupboard space below and further cupboard to one side. Double glazed shower cubicle with wall mounted (Bristan) chrome coloured mixer shower. Tiled floor. Chrome coloured panel radiator. Inset ceiling light points. Extractor fan.

**BEDROOM ONE 11' 0" x 10' 10" (3.35m x 3.30m)**

Quality 'timber effect' laminate flooring. Low level power points. Panel radiator. Centre ceiling light point. uPVC double glazed window allowing views to the rear garden.

**BEDROOM TWO 11' 8" x 9' 0" (3.55m x 2.74m)**

'Timber effect' laminate flooring. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front elevation.

**BEDROOM THREE 11' 8" x 6' 8" (3.55m x 2.03m)**

Quality 'timber effect' laminate flooring. Low level power points. Panel radiator. Ceiling light point. uPVC double glazed window towards the side elevation.

**EXTERNALLY**

The property is approached via a sweeping flagged driveway. Driveway continues at the side of the property allowing further off road parking and easy vehicular access to the garage at the rear. Flagged pathway sweeps around to the main entrance of the property with slightly canopied entrance and lantern reception lights. Garden is mainly laid to lawn with well kept flower and shrub borders set behind attractive brick walling.

**REAR ELEVATION**

Enclosed garden to the rear with a good size timber decked patio and flagged area. Easy access to the kitchen. Security lighting. Outside water tap. Garden is mainly laid to lawn with timber fencing forming the boundaries. Well kept flower and shrub borders. Good size flagged pathway allowing easy pedestrian access to the rear side door of the garage.

**GARAGE 20' 10" x 10' 2" maximum width (6.35m x 3.10m)**

Brick built construction with up-and-over door to the front elevation. Two uPVC double glazed windows to the side plus uPVC double glazed door to the side. Power and light. Gated secure access to the rear garden.

**DIRECTIONS**

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights' and turn right onto 'Newpool Road'. Proceed over the bridge and turn 3rd left onto 'Henley Avenue' where the property can be clearly identified by our 'Priory Property Services' board on the right hand side.

**VIEWING**

Is strictly by appointment via the agent.

**NO CHAIN!**





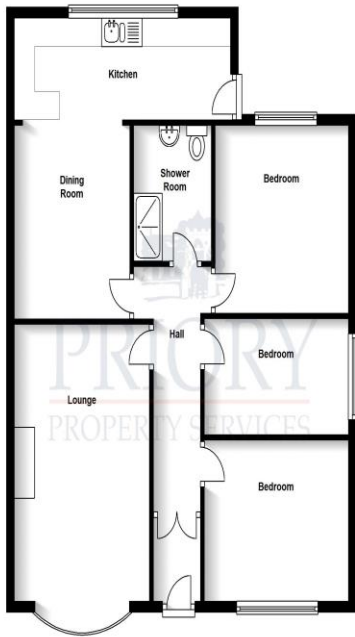
## Biddulph's Award Winning Team







Approx. 854.2 sq. feet



Total area: approx. 854.2 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 PlanItUp.

Energy Performance Certificate



8, Henley Avenue, Knypersley, STOKE-ON-TRENT, ST8 6NX  
Dwelling type: Semi-detached bungalow  
Date of assessment: 26 February 2016  
Date of certificate: 28 February 2016  
Reference number: 8008-8664-6329-4426-3263  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 79 m²

Use this document to:

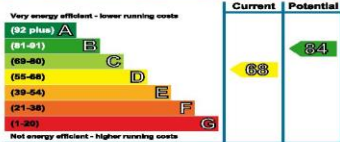
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|   |         |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 2,409 |
| Over 3 years you could save                     | £ 375   |

| Estimated energy costs of this home |                      |                      |                                   |
|-------------------------------------|----------------------|----------------------|-----------------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings          |
| Lighting                            | £ 222 over 3 years   | £ 159 over 3 years   | You could save £ 375 over 3 years |
| Heating                             | £ 1,857 over 3 years | £ 1,656 over 3 years |                                   |
| Hot Water                           | £ 330 over 3 years   | £ 219 over 3 years   |                                   |
| Totals                              | £ 2,409              | £ 2,034              |                                   |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

Top actions you can take to save money and make your home more efficient

| Recommended measures                        | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Floor insulation (solid floor)            | £4,000 - £6,000 | £ 210                        | Yes                       |
| 2 Low energy lighting for all fixed outlets | £20             | £ 51                         | Yes                       |
| 3 Solar water heating                       | £4,000 - £6,000 | £ 111                        | Yes                       |

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.