



# PRIORITY

PROPERTY SERVICES



**2 Bedrooms. Smart Semi Detached Home With Modern Interior. Ent. Hall. Modern Fitted Kitchen With B.I. Apps. Spacious Lounge Diner. G.F. W.C. & F.F. Family Bathroom. Landscaped Rear Garden. Allocated Parking. Shared Ownership.**



**33 Zurich Avenue Biddulph ST8 7FA**

**SHARED OWNERSHIP  
£75,000**

**ENTRANCE HALL**

Panel radiator. Open spindle staircase allowing access to the first floor landing. Quality composite double glazed door to the front elevation. Ceiling light point. Doors to principal rooms. Further door to the under stairs store cupboard. Door to the ground floor cloakroom.

**KITCHEN 11' 6" x 8' 2" (3.50m x 2.49m)**

Excellent selection of modern fitted, high gloss eye and base level units, base units having modern work surfaces above with attractive matching splash backs. Various power points over the work surfaces. Built in stainless steel (Hotpoint) four ring gas hob with stainless steel splash back and stainless steel circulator fan/light above. Built in (Hotpoint) electric oven below. Stainless steel effect (Leisure) sink unit with drainer and mixer tap. Built in (Indesit) washing machine. Good selection of drawer and cupboard space. Built in fridge and freezer. Attractive vinyl floor. Panel radiator. One eye unit houses the wall mounted (Potterton Pro-Max) gas combination central heating boiler. Circulator fan and ceiling light point. uPVC double glazed window to the front elevation.

**GROUND FLOOR CLOAKROOM/W.C. 7' 6" x 4' 0" (2.28m x 1.22m)**

Low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and tiled splash back. Panel radiator. Vinyl floor. Ceiling light point. Extractor fan.

**LOUNGE DINER 14' 6" x 10' 6" (4.42m x 3.20m)**

Television point. Panel radiator. Low level power points. Two ceiling light points. Two uPVC double glazed windows to the rear allowing views over the enclosed landscaped garden.. Double glazed composite door allowing access and views to the rear garden.

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. Loft access point. Doors to principal rooms. Further door to a storage cupboard with slatted shelf.

**BEDROOM ONE ('L' SHAPED) 14' 6" maximum into the recess x 9' 0" (4.42m x 2.74m)**

Recess (ideal for wardrobes). Panel radiator. Low level power points. Ceiling light point. Two uPVC double glazed windows to the front elevation allowing partial views to the wooded area to one side.

**BEDROOM TWO ('L' SHAPED) 14' 6" x 9' 2" (4.42m x 2.79m)**

Built in wardrobes to one wall with display shelving. Panel radiator. Low level power points. Ceiling light point. Two uPVC double glazed windows to the rear elevation.

**FAMILY BATHROOM ('L' SHAPED) 7' 10" x 7' 10" (2.39m x 2.39m)**

Three piece modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and tiled splash back. Shaving point. Panel bath with chrome coloured hot and cold taps, fitted electric (Triton) shower with shower rail and curtain. Tiled splash backs. Panel radiator.

**EXTERNALLY**

The property is approached via a flagged pathway with shrub borders to either side.

**REAR ELEVATION**

The rear has a small flagged patio and neat lawned garden. Timber fencing forms the boundaries. Flagged pathway down one side allows easy pedestrian access to the head of the garden, where there is hard standing for timber shed. Pedestrian bin access down one side.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass through the traffic lights. At the roundabout turn right and then left onto Thames Drive. Turning first left onto Pennine Way, continue along towards the top and turn left onto Zurich Avenue, the 'Bovis Homes' site, to where the property can be clearly identified via our 'Priory Property Services Board'.

**VIEWING**

Is strictly by appointment via the selling agent.

**TOTAL MONTHLY RENT**

Total Monthly Rent (Including Buildings Insurance, Service Charge & Estate Management Fees) - £187.77 - which is payable on top of your mortgage each month. RENT: £154.70. SERVICE CHARGE: £8.93. BUILDINGS INSURANCE £2.73. ESTATE MANAGEMENT CHARGE £21.41. Please Note: If a 75% share was purchased, the total monthly rent charge would be amended accordingly.

**OPEN MARKET VALUE**

The 'Open Market' value of this property is £150,000

**50% OR 75% SHARED OWNERSHIP**

The 50% share price is £75,000. There is an option to purchase 75% share immediately at £112,500.

**LEASEHOLD**

This property is 'Leasehold' remainder of a (99 year lease).

**LOCAL OCCUPANCY ELIGIBILITY CRITERIA**

These properties can only be sold to buyers who comply to Staffordshire Moorlands Local Occupancy Eligibility Criteria. If You Have Any Questions About Eligibility Please Call The Office To Have An Informal Chat With A Member Of Our Team.

**ALLOCATED PARKING**

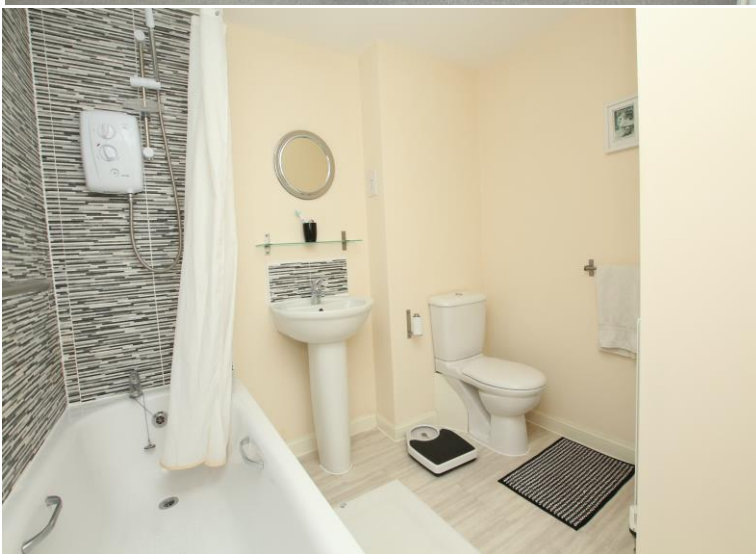
Immediately outside of the property



# PRIORY

PROPERTY SERVICES

## Biddulph's Award Winning Team





### Energy Performance Certificate HM Government

**33, Zurich Avenue, Biddulph, STOKE-ON-TRENT, ST8 7FA**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8155-7638-3920-7838-6922
<b>Date of assessment:</b> 28 August 2015	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 28 August 2015	<b>Total floor area:</b> 71 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>£ 1,122</b>
<b>Over 3 years you could save</b>	<b>£ 132</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;">                     You could save £ 132 over 3 years                 </div>
Heating	£ 666 over 3 years	£ 672 over 3 years	
Hot Water	£ 306 over 3 years	£ 168 over 3 years	
<b>Totals</b>	<b>£ 1,122</b>	<b>£ 990</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

	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 132
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 780

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.