



PRIORITY

PROPERTY SERVICES



3 Bedrooms. - Beautifully Presented Town House Offered For Sale As Part Of The Affordable Housing Scheme (Conditions Apply), Call Our Office For More Information & Viewing Appointment.



5 Briarswood Biddulph ST8 6BW

£125,000

ENTRANCE HALL

Modern composite double glazed door to the front elevation. Panel radiator. Attractive tiled floor. Ceiling light point.

LOUNGE 12' 10" x 12' 10" maximum into the stairs (3.91m x 3.91m)

Quality timber effect laminate flooring. Television and telephone points. Panel radiator. Under stairs store cupboard. Open spindle staircase allowing access to the first floor. Ceiling light point. uPVC double glazed window to the front elevation.

'L' SHAPED DINING KITCHEN 12' 10" maximum into recess x 9' 2" (3.91m x 2.79m)

Range of modern fitted eye and base level units, base units having work surfaces above with tiled splash backs. Various power points over the work surfaces. Built in stainless steel (Electrolux) four ring gas hob with (Electrolux) circulator fan/light above. Matching (Electrolux) stainless steel effect electric oven and grill combined below. Stainless steel (Leisure) one and half bowl sink unit with drainer and mixer tap. Plumbing and space for washing machine. Space for free-standing fridge or freezer. Good selection of drawer and cupboard space. Attractive tiled floor. Panel radiator. Ceiling light point. Wall mounted (Baxi) gas central heating boiler. uPVC double glazed window and patio door allowing pleasant views and easy access to the rear garden.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with hot and cold taps. Tiled floor. Panel radiator. Ceiling light and extractor fan.

FIRST FLOOR - LANDING

Turn flight stairs to the ground floor. Loft access point. Low level power point. Ceiling light point. uPVC double glazed window to the side elevation.

BEDROOM ONE 11' 2" x 10' 2" (3.40m x 3.10m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing pleasant views to the rear.

BEDROOM TWO 11' 2" x 7' 4" (3.40m x 2.23m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window allowing pleasant views to the front.

BEDROOM THREE ('L' Shaped) 9' 4" x 7' 8" (2.84m x 2.34m)

Panel radiator. Timber effect laminate flooring. Built in storage cupboard. Ceiling light point. uPVC double glazed window to the front.

BATHROOM 7' 8" x 6' 6" (2.34m x 1.98m)

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured hot and cold taps and electric shower over the bath with glazed shower screen. Part tiled splash backs. Tiled floor. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a pleasant well kept lawned garden with mature tree. Flagged pathway to the front entrance porch.

REAR ELEVATION

The rear has an Indian Stone flagged patio over two levels, set behind attractive railway sleepers. Lawned garden with graveled borders and timber fencing forms the boundaries. Hard standing for timber shed towards the head of the garden.

PARKING

Allocated Parking.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed North along the by-pass. Proceed through the traffic lights and then turn 1st left onto Briarswood. Continue straight ahead to where the property can be clearly identified via our 'Priory Property Services Board'.

AFFORDABLE HOUSING SCHEME

Offered for sale at a discounted price as part of the affordable housing scheme with Staffordshire Moorland District Council (Conditions Apply). Discount of 25% already applies at an asking price of £125,000. Ground Rent: £125.00 per annum. Service Charge £160.00 per annum for maintenance of common areas. Please confirm all information with your legal representative before committing to purchase.

VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Energy Performance Certificate

HM Government

5, Briarswood, Biddulph, STOKE-ON-TRENT, ST8 6BW

Dwelling type: End-terrace house
 Date of assessment: 01 July 2019
 Date of certificate: 01 July 2019

Reference number: 0698-4086-7253-6151-3980
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 65 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:	£ 1,548
Over 3 years you could save	£ 162

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 156 over 3 years	You could save £ 162 over 3 years
Heating	£ 1,041 over 3 years	£ 1,053 over 3 years	
Hot Water	£ 264 over 3 years	£ 177 over 3 years	
Totals	£ 1,548	£ 1,386	

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

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
A (91-100)	7/10	8/10	G (39-48)
B (81-90)			F (29-38)
C (69-80)			E (21-28)
D (55-68)			D (15-20)
E (39-54)			C (9-14)
F (21-38)			B (3-8)
G (1-20)			A (1-2)

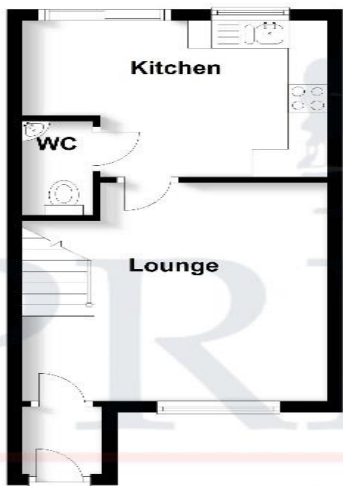
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 50). 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

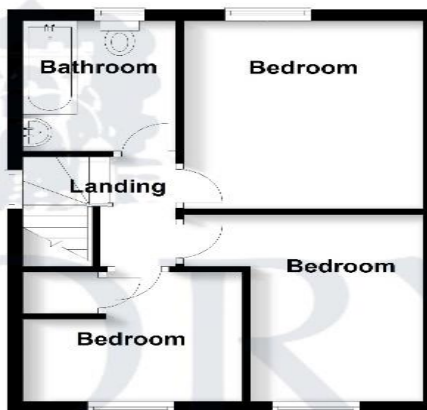
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£30	£ 72
2 Solar water heating	£4,000 - £6,000	£ 84
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 579

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk/ or call freephone 0800 444302. This Green Deal may enable you to make your home warmer and cheaper to run.

Ground Floor
Approx. 303.7 sq. feet



First Floor
Approx. 379.5 sq. feet



Total area: approx. 683.2 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 PlanUp.

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.