



# PRIORITY

PROPERTY SERVICES



**2 Bedroom. Semi-Detached House With Open Field Views To The Rear & Beautifully Presented Throughout. Modern Fitted Dining Kitchen, First Floor Bathroom With White Suite & Under Floor Heating. Pretty Rear Garden. Viewing Recommended.**



**90 Newpool Road Knypersley Biddulph ST8 6NS**

**£145,000**

**ENTRANCE HALL**

Upvc double glazed door to the front elevation. Ceiling light point. Stairs allowing access to the first floor.

**BAY FRONTED LOUNGE 13' 4" x 11' 10" (4.06m x 3.60m)**

Impressive stone modern fire surround, inset and hearth with 'Living Flame' gas fire. Television and telephone points. Quality 'oak' flooring. Under stairs store cupboard. Centre ceiling light point. Wall light point. Attractive walk-in bay with uPVC double glazed window to the front elevation. Doors to the entrance hall and door allowing access to the breakfast kitchen.

**'L' SHAPED DINING KITCHEN (To The Rear) 15' 0" x 13' 6", narrowing to 9'10" (4.57m x 4.11m)**

Excellent selection of quality fitted eye and base level units, base units having extensive work surfaces above. Various power points across the work surfaces. Tiled splash backs. Modern sink unit with drainer and chrome coloured mixer tap. Modern electric hob with stainless steel circulator fan/light above. Built in modern stainless steel fronted electric oven below. Plumbing and space for an automatic washing machine. Excellent selection of drawer and cupboard space. Attractive tiled flooring. Two panel radiators. Further telephone point. Ample space for 'American Style' fridge or freezer. Small breakfast bar with further fitted cupboards to the base. Modern LED lighting to the ceiling. Door to the lounge. uPVC double glazed window and door to the side elevation. Large uPVC double glazed window to the rear allowing pleasant views towards the garden.

**GROUND FLOOR CLOAKROOM/W.C.**

Low level w.c. Wash hand basin with chrome coloured mixer tap, tiled splash back and fitted mirror above. Tiled floor. Built in shelving. Ceiling light point. uPVC double glazed frosted window to the side.

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. Low level power points. Inset ceiling light. uPVC double glazed window to the side.

**LOFT ACCESS POINT (Off The Landing)**

Large loft access point with quality retractable ladder allowing access to the roof space, which is boarded, plastered and has sky-light window towards the rear.

**BEDROOM ONE ('L' Shaped) 11' 4" x 10' 8" minimum measurement excluding the recess (3.45m x 3.25m)**

Quality fitted bedroom furniture with various double opening doors and over-bed storage. Dressing table and matching drawer set. Ceiling light point and wall light point. Modern panel radiator. Two uPVC double glazed windows to the front elevation.

**BEDROOM TWO 9' 10" x 8' 10" (2.99m x 2.69m)**

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window allowing views to the rear garden and fantastic views over 'open countryside', towards 'Mow Cop' area and 'Congleton Edge' on the horizon.

**MODERN FAMILY BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m)**

Modern three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap, fitted mirror above with concealed shelving behind. Panel bath with chrome coloured mixer tap, having shower attachment and rain style mixer shower over with glazed shower screen. Attractive tiled flooring with under floor heating. Modern quality tiled walls. Chrome coloured towel radiator. Mood lighting. Modern (Keene) electronics entertainment system (model KLAB20D). uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property is approached via a set of quality brick gate posts. Two sets of gates allow access to a low maintenance gravelled front garden with smart flagged pathway leading towards the canopied entrance with lantern reception light. Further gated flagged wide access down towards the rear. Outside water tap to the side. Easy pedestrian access to the rear garden.

**REAR ELEVATION**

The rear has a good size flagged patio area off the kitchen set behind attractive brick walling with high level box hedging above. Steps lead up to two lawned areas with flagged steps leading towards the head of the garden with further walled area. Quality timber fencing forms the boundaries. Large timber decked area towards the head with excellent views over 'open countryside'.

**DIRECTIONS**

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. At the lights turn right onto 'Newpool Road'. Proceed over the bridge and continue for a short distance to 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 selling agent.

**DO YOU HAVE A PROPERTY TO SELL?**

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Please call our office on 01782 255552 for your free no obligation market appraisal.





### Biddulph's Award Winning Team

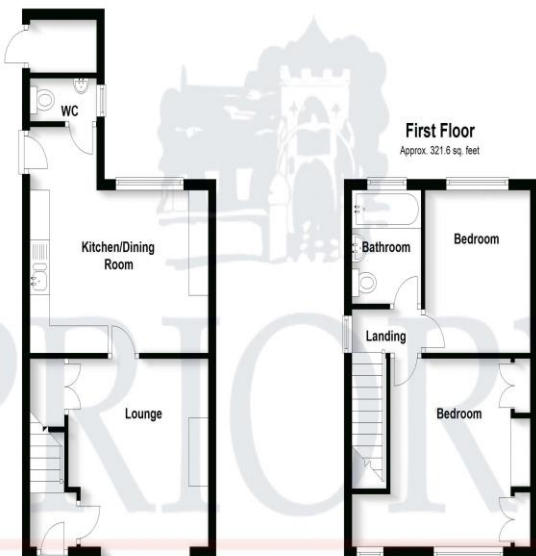






**Ground Floor**  
Approx. 383.7 sq. feet

**First Floor**  
Approx. 321.6 sq. feet



Total area: approx. 705.3 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**



90, Newport Road, Knypersley, STOKE-ON-TRENT, ST8 6NS  
 Dwelling type: Semi-detached house Reference number: 0855-2896-7031-9008-5945  
 Date of assessment: 08 July 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 08 July 2018 Total floor area: 64 m<sup>2</sup>

Use this document to:

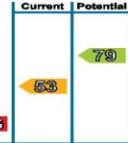
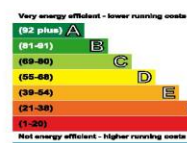
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 3,000  
**Over 3 years you could save** £ 915

| Estimated energy costs of this home |                      |                      |                          |
|-------------------------------------|----------------------|----------------------|--------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings |
| Lighting                            | £ 150 over 3 years   | £ 150 over 3 years   |                          |
| Heating                             | £ 2,541 over 3 years | £ 1,797 over 3 years |                          |
| Hot Water                           | £ 309 over 3 years   | £ 138 over 3 years   |                          |
| <b>Totals</b>                       | <b>£ 3,000</b>       | <b>£ 2,085</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**



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 Internal or external wall insulation | £4,000 - £14,000 | £ 120                        |
| 2 Floor insulation (suspended floor)   | £800 - £1,200    | £ 93                         |
| 3 Floor insulation (solid floor)       | £4,000 - £6,000  | £ 72                         |

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](http://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.