



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Semi Detached Bungalow With No Chain In A Very Sought After None Estate Location. Ent. Porch & Ent. Hall. Generous Lounge With Pleasant Views Over The Landscaped Rear Garden. Fitted Kitchen. Shower Room. Single Garage.



ENTRANCE PORCH

Upvc double glazed, double opening doors allowing access into the porch area. Modern uPVC double glazed door allowing access to the entrance hall.

ENTRANCE HALL

Loft access point, central heating boiler is located in the loft. uPVC double glazed door to the side and entrance porch. Panel radiator. Ceiling light point. Doors to principal rooms.

SHOWER ROOM 6' 0" x 5' 4" (1.83m x 1.62m)

Modern suite comprising of a low level w.c. Wash hand basin with half pedestal and chrome coloured mixer tap. Shower cubicle with glazed doors, chrome coloured mixer shower and tiled walls. Modern tiled walls. Inset ceiling lights. Chrome coloured towel radiator. Extractor fan. uPVC double glazed frosted window to the side elevation.

BEDROOM ONE 12' 2" x 12' 2" (3.71m x 3.71m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the front elevation.

BEDROOM TWO

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the front elevation.

LOUNGE 14' 8" x 10' 8" minimum measurement (4.47m x 3.25m)

Panel radiator. Small entrance recess area with door allowing access to the former cylinder cupboard with slatted shelves. Gas fire set in an attractive quality fire surround and hearth. Television point. Low level power points. Coving to the ceiling with centre ceiling light point. Door allowing access to the kitchen. uPVC double glazed window allowing great views over the well kept private garden with pleasant views on the horizon.

KITCHEN 10' 0" x 8' 2" (3.05m x 2.49m)

Range of original fitted base units with work surfaces above. Stainless steel sink unit with drainer, hot and cold taps. Plumbing and space for washing machine. Panel radiator. Space for oven. Built in storage cupboard with shelving and low level gas meter point. Ceiling light point. uPVC double glazed window and door allowing access and views to the rear garden.

EXTERNALLY

The property is approached via a smart flagged driveway allowing off road parking and easy vehicle access to the garage at the rear. Lawned garden with well kept flower borders.

REAR ELEVATION

The rear has gated access to the driveway and garage. Good size flagged patio area. Long L shaped lawned garden that meanders around towards the rear of the garage. Lovely views over towards Congleton Edge on the horizon. Well kept flower and shrub borders. Timber fencing forms the boundaries.

SINGLE GARAGE

Brick built and flat roof construction. Up-and-over electric door to the front. uPVC double glazed frosted windows to the side and rear elevations.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed North along the by-pass through the traffic lights. At the roundabout turn left onto Congleton Road. Continue along turning 3rd left after the Biddulph Arms Public House onto Marsh Green Road and then first left into Portland Drive. Continue to the top and turn right into the cul-de-sac to where the property can be located via our Priory Property Services board on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.

NO CHAIN!**DO YOU HAVE A PROPERTY TO SELL?**

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Biddulph's Award Winning Team





Energy Performance Certificate

38, Portland Drive, Biddulph, STOKE-ON-TRENT, ST8 6RY

Dwelling type: Semi-detached bungalow **Reference number:** 8911-7327-6120-5354-4992
Date of assessment: 14 March 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 14 March 2019 **Total floor area:** 58 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:	£ 1,677
Over 3 years you could save	£ 228

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	
Heating	£ 1,284 over 3 years	£ 1,140 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 228 over 3 years </div>
Hot Water	£ 258 over 3 years	£ 174 over 3 years	
Totals	£ 1,677	£ 1,449	

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

Current	Potential
71	88

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 144
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 879

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 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.