



# PRIORY

PROPERTY SERVICES



**2 Bedroom Detached Bungalow With Pleasant Rear Garden, Block Paved Driveway Allowing Ample Off Road Parking. Modern Shower Room. Fitted Kitchen & uPVC Double Glazed Conservatory. No Upward Chain.**



31 Lotus Avenue Knypersley Biddulph ST8 6PS

£149,950

**ENTRANCE HALL**

Panel radiator. Stairs allowing access to the first floor. Low level power point. uPVC double glazed frosted door to the side elevation. Doors to principal rooms.

**BEDROOM ONE** *9' 10" minimum measurement to wardrobe fronts x 8' 10" (2.99m x 2.69m)*

Fitted wardrobes with double opening doors, side hanging rails and built in shelving. Panel radiator. Low level power points. Ceiling light point. Coving to the ceiling. uPVC double glazed bow window to the front elevation.

**BEDROOM TWO** *9' 10" x 6' 0" minimum measurement to wardrobe fronts (2.99m x 1.83m)*

Panel radiator. Low level power points. Built in wardrobes to the majority of one wall with double opening doors, side hanging rails and built in storage shelving. Coving to the ceiling with ceiling light point. Quality 'timber effect' laminate flooring. uPVC double glazed window towards the front elevation.

**SHOWER ROOM** *6' 10" x 5' 10" (2.08m x 1.78m)*

Modern suite comprising of a low level w.c. with concealed cistern and work surface above. Large wash hand basin set in an attractive vanity unit with chrome coloured mixer tap, fitted mirror above and cupboard space below. Glazed shower cubicle with chrome coloured (MIRA) mixer shower. Modern tiled walls and floor. Panel radiator. Inset ceiling lights. uPVC double glazed frosted window to the side elevation.

**LOUNGE DINER** *16' 8" x 9' 2" (5.08m x 2.79m)*

'Living Flame' gas fire set in an attractive timber surround with decorative inset and hearth. Television point. Low level power points. Coving to the ceiling with two ceiling light points. Panel radiator. Telephone point. Archway leading into the kitchen. uPVC double glazed sliding patio window and door allowing access and views into the conservatory.

**KITCHEN** *10' 8" x 7' 2" (3.25m x 2.18m)*

Range of fitted eye and base level units, base units having work surfaces above and tiled splash backs. Various power points over the work surfaces. Modern sink unit with drainer and mixer tap. Ample space for slide-in electric cooker with (Zanussi) circulator fan above. Plumbing and space for washing machine. Ample space for free-standing fridge or freezer. Ceiling light point. Timber effect laminate flooring. uPVC double glazed window to the rear.

**CONSERVATORY** *15' 10" x 7' 0" (4.82m x 2.13m)*

Brick base and sloped roof construction. Panel radiator. Power points. Wall light point. uPVC double glazed windows to both the side and rear elevations, rear having views of the landscaped garden and excellent views over towards 'Knypersley' on the horizon. uPVC double glazed, double opening 'French doors' allowing access and views to the rear garden.

**EXTERNALLY**

The property is approached via a smart block paved driveway that continues to the side elevation. uPVC fascias and soffits. Well maintained shrub and flower border to the front boundary.

**SIDE ELEVATION**

Block paved, gated access to the rear. Reception light to the side.

**REAR ELEVATION**

The rear has a flagged patio area that surrounds the conservatory. Good size timber shed with power. Gated access to the front. Outside water tap. Steps lead down to a circular flagged patio area. Further low maintenance flagged pathways with raised borders to either side. Hard standing for timber shed.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass to 'Knypersley' traffic lights. At the traffic lights turn right onto 'Newpool Road'. Continue on over the bridge then first left onto 'Lyneside Road'. Turn 1st right onto 'Lotus Avenue', to where the property can be located via our priory property services board.

**VIEWING**

Is strictly by appointment via the selling agent.

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

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**PRIORY**  
PROPERTY SERVICES

Biddulph's Award Winning Team







**Ground Floor**  
Approx. 57.2 sq. metres (616.1 sq. feet)



Total area: approx. 57.2 sq. metres (616.1 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**



31, Lotus Avenue, Knypersley, STOKE-ON-TRENT, ST8 6PS  
 Dwelling type: Detached bungalow Reference number: 8002-0239-4929-7926-1683  
 Date of assessment: 27 June 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 28 June 2018 Total floor area: 46 m<sup>2</sup>

**Use this document to:**

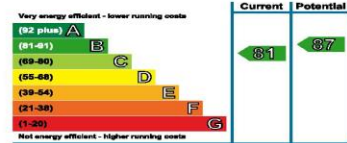
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,806
Over 3 years you could save	£ 330

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 105 over 3 years	
Heating	£ 1,383 over 3 years	£ 1,221 over 3 years	
Hot Water	£ 228 over 3 years	£ 150 over 3 years	
<b>Totals</b>	<b>£ 1,806</b>	<b>£ 1,476</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. Floor insulation (solid floor)	£4,000 - £6,000	£ 174
2. Low energy lighting for all fixed outlets	£35	£ 78
3. Solar water heating	£4,000 - £6,000	£ 81

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.