



PRIORITY
PROPERTY SERVICES



4 Bedrooms. Very Large Traditional Town House Offering Generous Family Accommodation & Situated In An Elevated Position With Mature Gardens To Front & Rear. Spacious Lounge, Large Kitchen Diner & F.F. Family Bathroom.



Congleton Road Biddulph ST8 6EG

£189,000

ENTRANCE HALL

Open spindle staircase allowing access to the first floor. Panel radiator. Under stairs store cupboard. Timber laminate flooring. uPVC double glazed window to the side. Modern hardwood part glazed door to the front elevation.

LOUNGE 15' 8" x 10' 5" (4.77m x 3.17m)

Multi-fuel burner set in an attractive chimney breast with timber mantel above. Slate effect tiled hearth. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front.

DINING KITCHEN 22' 6" x 11' 2" (6.85m x 3.40m) *both measurements maximum.*

Selection of modern fitted eye and base level units. Base units having extensive work surfaces above extending out to a food preparation area that surrounds the recess for an oven. Tiled splash-backs with double power point over the unit. Stainless steel one and half bowl sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Plumbing and space for washing machine. Ample space for slide-in fridge or freezer. Tiled kitchen area and carpet to the dining area. Panel radiator. Low level power points. Wall light points. Two uPVC double glazed windows to the rear elevation. Stable door allowing access to the side.

FIRST FLOOR LANDING

Open spindle staircase to the ground floor. Loft access point. Doors to principal rooms. Useful store cupboard.

MASTER BEDROOM 12' 2" x 10' 6" (3.71m x 3.20m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Entrance recess area. uPVC double glazed window to the front elevation allowing great views of the front garden and partial views up on the horizon towards Gillow Heath and Mow Cop.

BEDROOM 2 11' 6" x 11' 4" (3.50m x 3.45m)

Panel radiator. Low level power points. Ceiling light point. Recess ideal for wardrobes. uPVC double glazed window towards the rear elevation allowing pleasant views of the landscaped garden.

BEDROOM 3 10' 8" maximum into the recess x 7' 10" (3.25m x 2.39m)

L-shaped. Panel radiator. Wall mounted Viessmann modern gas combination boiler. Recess ideal for wardrobes. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden.

BEDROOM 4 10' 0" x 7' 8" maximum into the stair rise (3.05m x 2.34m)

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

FAMILY BATHROOM 10' 0" x 5' 4" (3.05m x 1.62m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps. Corner bath with chrome coloured mixer tap and shower attachment. Tiled walls. Ceiling light point. Panel radiator. uPVC double glazed frosted window to the front elevation.

EXTERNALLY

The front of the property is approached via an original stone wall and flagged pathway leading to the canopied entrance at the front. Lantern reception light. Small flagged patio surrounding the canopied entrance. Flagged pathway continues down the side to the attached out buildings. Front garden is of a generous size mainly laid to lawn with well stocked shrub borders. Timber fencing down one side of the property to the rear. Gated access to a covered porch area and three separate brick store rooms (bathroom above)

REAR ELEVATION

The rear has a mainly laid to lawn garden with concrete patio surrounding the rear of the property allowing easy access to the covered porch for kitchen and out building access. Flagged pathway towards the head of the garden and low maintenance gravel border to one side. Timber fencing forming the boundary. Hard standing for timber shed.

DIRECTIONS

From our High Street offices proceed North along the (A527) through 'High Street' onto 'Congleton Road' where the property can be located on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

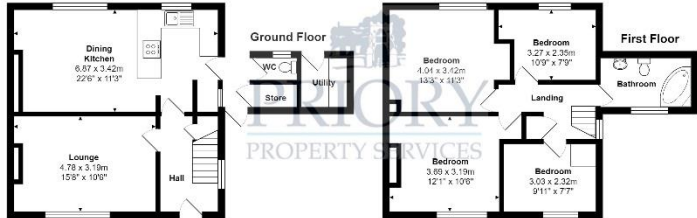
PROPERTY SERVICES

Biddulph's Award Winning Team





All contents, positioning & measurements are approximate and for display purposes only. Plan produced by Thorin Creed



Total Area: 106.0 m² ... 1141 ft²

Energy Performance Certificate

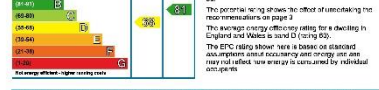
86, Congleton Road, Biddulph, ST8 6EG
 Dwelling type: 72 (detached house) Reference number: 0008-2056-7241-3420-7242
 Date of assessment: 10 September 2020 Type of assessment: PUS42, existing dwelling
 Date of certificate: 11 September 2020 Total floor area: 99 m²

Use this document for:
 • Compare current ratings of properties to see which properties are more energy efficient
 • See what how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,745
Over 3 years you could save:	£ 204

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 2.15 over 3 years	£ 226 over 3 years
Heating	£ 2,127 over 3 years	£ 2,207 over 3 years
Hot Water	£ 209 over 3 years	£ 216 over 3 years
Totals	£ 2,348	£ 2,449

These figures show the current average household would expect. This property for heating lighting and hot water and is not based on energy used by individual households. This is the units or only use for running appliances. No TVs, computers and tablets, and e-currency generated by cryptocurrency



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 - 60,000	£ 125
2. Low energy lighting for all bare outlets	£25	£ 78
3. Solar water heating	£1,000 - 20,000	£ 93

See page 3 for a full list of recommendations for this property.
 If you have any queries or need more information, you can talk to us on our website, call 01829 200000 or visit our website www.prioryproperty.com or call freephone 0800 444202. 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.