



2 Bedrooms. Extended Semi Detached Home With Fabulous Field Views To The Rear. Modern Fitted Kitchen With Utility Off. Lounge & Separate Dining Room. First Floor Family Bathroom. Viewing Highly Recommended.



ENTRANCE HALL

Panel radiator with thermostatic control. Timber effect laminate flooring. Stairs allowing access to the first floor. Ceiling light point. Door allowing access to the lounge. uPVC double glazed frosted door towards the front elevation.

BAY FRONTED LOUNGE 13' 4" maximum into the bay x 11' 10" maximum into the chimney recess (4.06m x 3.60m)

Timber effect laminate flooring. Panel radiator with thermostatic control. Various low level power points. Television point. 'Living Flame' gas fire set in an attractive modern surround with inset and hearth. Coving to the ceiling with ceiling light point. Attractive walk-in bay with uPVC double glazed windows to the front elevation.

KITCHEN 10' 0" x 5' 10" (3.05m x 1.78m)

Range of modern fitted eye and base level units, base units having work surfaces over and attractive part tiled walls. Stainless steel one and half bowl sink unit with drainer and telescopic 'chef style' mixer tap. Stainless steel effect (Whirlpool) four ring gas hob. Stainless steel effect (Whirlpool) electric oven and grill combined. Drawer and cupboard space. Tiled flooring. Door allowing access to the utility room. Further door to the under stairs store cupboard with uPVC double glazed window to the side. Doors to both the lounge and dining room.

UTILITY ROOM 8' 10" x 5' 10" (2.69m x 1.78m)

Fitted work surfaces with space for fridge and freezer below (side by side). Plumbing and space for washing machine. Space for dryer under the work surfaces. Modern fitted eye unit. Tiled floor. Power and light. Wall mounted (Alpha) gas combination central heating boiler. uPVC double glazed door to the side elevation. uPVC double glazed window to the rear allowing excellent views of the rear garden.

DINING ROOM 10' 0" x 9' 2" maximum into the chimney recess (3.05m x 2.79m)

Timber effect laminate flooring. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing excellent views to the rear.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Low level power point. Loft access point. Doors to principal rooms. uPVC double glazed window towards the side elevation.

BEDROOM ONE - ('L' SHAPED) 12' 0" maximum into the wardrobe x 11' 6" (3.65m x 3.50m)

Quality selection of fitted wardrobes to one wall with sliding fronts, large side hanging rails, built in shelving and fitted drawer set within the dressing area recess. Low level power points. Coving to the ceiling with ceiling light point. Two television points. Two uPVC double glazed windows to the front elevation.

BEDROOM TWO 9' 10" x 7' 10" minimum measurement to chimney breast front (2.99m x 2.39m)

Panel radiator. Low level power points. Built in wardrobes to either side of the chimney recess. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing views of the rear landscaped garden and fantastic views over 'open countryside', towards 'Mow Cop' and 'Biddulph Moor' to either side.

BATHROOM 7' 0" x 5' 10" (2.13m x 1.78m)

Modern three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome colored mixer tap. Panel bath with chrome colored mixer tap, shower attachment, glazed shower screen, shower rail and curtain. Part tiled walls. Panel radiator. Vinyl flooring. Ceiling light point. uPVC double glazed window towards the rear elevation.

EXTERNALLY

The property is approached via a low maintenance graveled area with natural stone long pathway. Established privet hedge to one side and timber fencing to the other. Raised mulched bed to one side. Natural stone flagged, gated access to the rear.

REAR ELEVATION

Natural stone patio surrounds the rear of the property with steps leading up to a landscaped lawned garden set behind attractive stone sets. Further flagged patio towards the head of the garden with hard standing for timber shed (Nb vendor informs us that the shed is included in the sale). Timber fencing forms the boundaries. Fantastic views over 'open countryside'.

DIRECTIONS

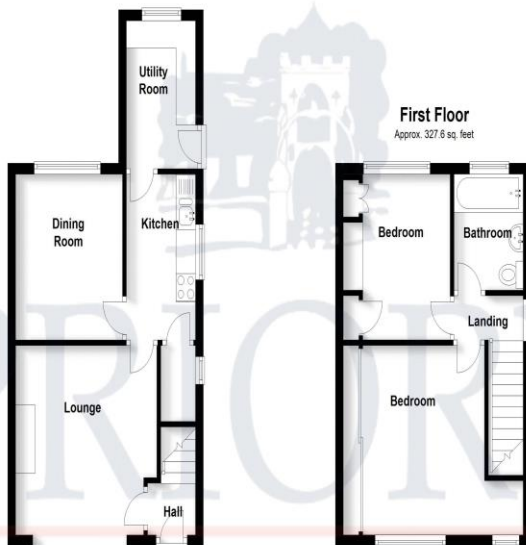
Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. At the lights turn right onto 'Newpool Road'. Proceed over the bridge and continue for a short distance to where the property can be clearly identified by our 'Priory Property Services' board on the right hand side.





Ground Floor
Approx. 385.6 sq. feet

First Floor
Approx. 327.6 sq. feet



Total area: approx. 711.1 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

HM Government

88, Newpool Road, Knypersley, STOKE-ON-TRENT, ST8 6NS

Dwelling type: Semi-detached house Reference number: 9178-0953-7229-0113-0910
Date of assessment: 13 November 2017 Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 November 2017 Total floor area: 66 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

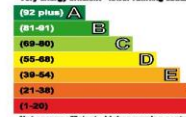
Estimated energy costs of dwelling for 3 years: £ 2,019
Over 3 years you could save £ 189

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 1,617 over 3 years	£ 1,509 over 3 years	
Hot Water	£ 261 over 3 years	£ 180 over 3 years	
Totals	£ 2,019	£ 1,830	You could save £ 189 over 3 years

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



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	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 105	✓
2 Solar water heating	£4,000 - £6,000	£ 81	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 813	✓

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.