



**PRIORITY**  
PROPERTY SERVICES



**4 Bedrooms. Stunning Extended Modern Detached Family Home, Beautifully Presented Throughout. Large Extended New Modern L Shaped Dining Kitchen/Family Rm & Sep Utility Off. Living Rm With Spacious Dining Rm Off. Master Bed En-Suite.**



**Moorland Heights Biddulph ST8 6TN**

**£265,000**

**ENTRANCE HALL**

Double glazed composite door to the front elevation. Quality timber effect vinyl flooring. Stairs allowing access to the first floor. Panel radiator.

**GROUND FLOOR W.C.**

Low level w.c. Pedestal wash hand basin with hot and cold taps. Tiled splash back. Panel radiator. Ceiling light point. Quality timber effect vinyl flooring. uPVC double glazed frosted window to the front elevation.

**LARGE 'L' SHAPED THROUGH LOUNGE** 23' 5" x 12' 2" *narrowing to 8'5" (7.13m x 3.71m)*

Two panel radiators. Television and telephone points. Low level power points. Coving to the ceiling with ceiling light points. Under stairs recess. uPVC double glazed window to the front elevation allowing pleasant views of the cul-de-sac. Easy access to the extension/orangery to the rear.

**ORANGERY/FAMILY ROOM** 15' 0" x 12' 0" (4.57m x 3.65m)

Archway leading into the through lounge diner and breakfast kitchen. Low level power points. High feature brick wall to one side and plastered walls to the others with uPVC double glazed windows to both the side and rear elevations. uPVC pitched roof with ceiling light point. uPVC double glazed, double opening French doors allowing access and views into the garden.

**BREAKFAST KITCHEN** 15' 6" x 8' 6" (4.72m x 2.59m)

Brand new selection of quality fitted eye and base level units. Extensive high gloss work surfaces with matching up-stands and various power points above. Good selection of drawer and cupboard space, including pan drawers. Built in eye level (Hotpoint) oven, Kenwood range style stainless steel effect oven with five ring gas burner and two large electric ovens below. Circulator fan/light above. Utility area with high gloss work surface above and stainless steel sink unit with chef style mixer tap. Inset ceiling lights. Ample space for fridge freezer. Large archway into the Orangery/Family Room. Door allowing access to the rear part of the garage which has been converted into the utility. uPVC double glazed window to the side. Door allowing access to the rear garden.

**FIRST FLOOR - LANDING**

Stairs to the ground floor. Loft access point. Doors to principal rooms.

**MASTER BEDROOM ('L' SHAPED)** 13' 0" x 12' 0" *into the recess (3.96m x 3.65m)*

Panel radiator. Low level power points. Door to the cylinder cupboard with a modern cylinder. Further door to the ensuite. Ceiling light point. uPVC double glazed window allowing views to the front, over the cul-de-sac and partial views down towards the Biddulph Valley and Cheshire Plain on the horizon.

**EN-SUITE**

Modern low level w.c. Wash hand basin. Attractive part tiled walls and floor. Large glazed shower cubicle with chrome

coloured mixer shower. Extractor fan. Ceiling light point. uPVC double glazed frosted window to the front.

**BEDROOM TWO** 10' 2" x 8' 10" (3.10m x 2.69m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear allowing pleasant views over the garden and views towards the wooded area beyond.

**BEDROOM THREE ('L' SHAPED)** 9' 0" x 9' 0" (2.74m x 2.74m)

Panel radiator. Ceiling light point. uPVC double glazed window allowing pleasant views over the rear garden and wooded area beyond.

**BEDROOM FOUR** 8' 10" x 6' 6" (2.69m x 1.98m)

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

**FAMILY BATHROOM** 6' 0" x 5' 9" (1.83m x 1.75m)

Low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Panel bath with chrome coloured mixer tap and shower attachment. Quality vinyl flooring. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property is approached via a new tarmac driveway edged in attractive block pavers allowing ample off road parking. Small landscaped ornamental garden area. Gated pedestrian access down one side of the property to the rear.

**REAR ELEVATION**

The rear has a landscaped garden with Indian Stone flagged patios that surround the orangery. Attractive raised flower and shrub borders behind brick walling. Timber fencing forms the boundaries. Towards the head of the garden there is a large timber summer house/PUB. Gated pedestrian access down one side of the property to the front.

**SUMMER HOUSE/BAR**

Pitched roof construction. Set up as a fully functioning, old style English pub.

**INTEGRAL GARAGE (SPLIT INTO TWO)**

Up-and-over door to the front elevation. Door allowing access into the kitchen from the top section of the garage. Power and light.

**DIRECTIONS**

From the main roundabout off Biddulph town centre proceed north along the by-pass through the traffic lights. At the roundabout turn right and continue straight over the mini roundabout towards Biddulph. Turn left into Moorland Road, follow the road around and continue towards the top. Turn left onto Moorland Heights and continue down for a short distance to where No 22 can be found in the cul-de-sac.

**VIEWING**

Is strictly by appointment via the selling agent.



# PRIORY

PROPERTY SERVICES

## Biddulph's Award Winning Team





**Energy Performance Certificate**

22, Moorland Heights, Biddulph, STOKE-ON-TRENT, ST8 6TN  
 Dwelling type: Detached house Reference number: 2516-9061-7224-3226-3924  
 Date of assessment: 29 April 2016 Type of assessment: RDSAP, existing dwelling  
 Date of certificate: 29 April 2016 Total floor area: 119 m<sup>2</sup>

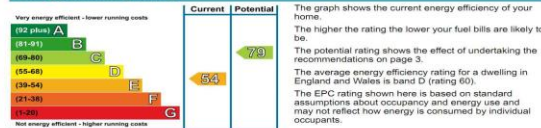
Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient  
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,803
Over 3 years you could save	£ 1,821

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 444 over 3 years	£ 222 over 3 years	
Heating	£ 3,842 over 3 years	£ 2,472 over 3 years	
Hot Water	£ 717 over 3 years	£ 288 over 3 years	
<b>Totals</b>	<b>£ 4,803</b>	<b>£ 2,982</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**



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,800	£ 1,085
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 153
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 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.