



**3 Bedrooms. Traditional Semi Detached Family Home With Far Reaching Views To Rear & Enjoys The Mid Date To Late Evening Sun. Bay Fronted Lounge. Modern Fitted Kitchen With Access To uPVC Double Glazed Conservatory/Dining Area.**



**ENTRANCE HALL**

Timber effect laminate flooring with turn flight stairs allowing access to the first floor incorporating feature centre stair carpet with rods. Ceiling light point. uPVC double glazed door to the front elevation. Panel radiator with thermostatic control.

**BAY FRONTED LOUNGE** 14' 0" x 12' 6" maximum into the chimney recess (4.26m x 3.81m)

Impressive modern fire surround with matching inset and hearth, gas fire to the centre. Television and telephone points. Timber effect laminate flooring. Low level power points. Coving to the ceiling with ceiling light point. Attractive walk-in bay with uPVC double glazed window to the front elevation. Part glazed door allowing access into the kitchen.

**KITCHEN** 10' 10" x 8' 8" both measurements are max. & into the units (3.30m x 2.64m)

Modern selection of fitted eye and base level units, base units having attractive Corian work surfaces above. Routed in drainer with stainless steel sink unit and chrome coloured mixer tap. Built in (Zanussi) four ring gas hob with circulator fan/light above. (Zanussi) double electric oven at eye level. Plumbing and space for washing machine. Good selection of drawer and cupboard space. Ample space for free-standing fridge or freezer. Panel radiator. Ceiling light point. Slate tiled floor. Large archway leading into the dining room/conservatory.

**DINING AREA/CONSERVATORY** 13' 10" x 8' 4" approximately (4.21m x 2.54m)

Brick base and pitched roof construction. uPVC double glazed windows to both the side and rear elevations allowing pleasant views of the garden. Slate tiled floor. Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed door towards the side allowing access to the rear patio.

**BATHROOM** 8' 10" x 4' 3" (2.69m x 1.29m)

Modern three piece white suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and modern (Redring) electric shower above, shower rail and curtain. Chrome coloured towel radiator. Slate tiled floor. Ceiling light point. uPVC double glazed frosted window towards the rear elevation.

**FIRST FLOOR - LANDING**

Turn flight stairs to the ground floor. Upvc double glazed frosted window to the side elevation. Doors to principal rooms.

**BEDROOM ONE** 14' 9" approx & into the recess x 9' 4" (4.49m x 2.84m)

Built in bedroom furniture with sliding mirrored fronts. Recess (ideal for further wardrobes or dressing table). Panel radiator. Ceiling light point. Two uPVC double glazed windows to the front elevation.

**BEDROOM TWO** 11' 6" x 9' 6" (3.50m x 2.89m)

Panel radiator. Low level power points. High level television socket and tv point. Ceiling light point. uPVC double glazed window towards the rear allowing views of the rear garden and fantastic views over open countryside, over towards Packmoor on the horizon.

**BEDROOM THREE** 8' 8" x 6' 0" (2.64m x 1.83m)

Panel radiator. Low level power points. Ceiling light point. Loft access point. Upvc double glazed window to the rear elevation.

**EXTERNALLY**

The property is approached via a dropped kerb allowing vehicle access to the extensive, flagged double width driveway, providing ample off road parking. Raised flower bed to one side. Timber fencing forms the boundaries. Small canopied entrance with lantern reception light. External power socket. Gated flagged access down one side of the property to the rear.

**REAR ELEVATION**

Good size flagged patio area that surrounds the conservatory and extends out to the rear, enjoying the mid-day to late evening sun. Low maintenance astro-turf lawned area, set in attractive stone and pebble surround. Further good size flagged patio area towards the head of the garden with elevated timber decked area for hard standing for timber shed.

**DIRECTIONS**

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. Continue through the lights and turn right past George Rhodes garage onto Brown Lees Road. Continue along for a short distance to where the property can be clearly identified by our Priory Property Services board.

**VIEWING**

Is strictly by appointment via the selling agent.

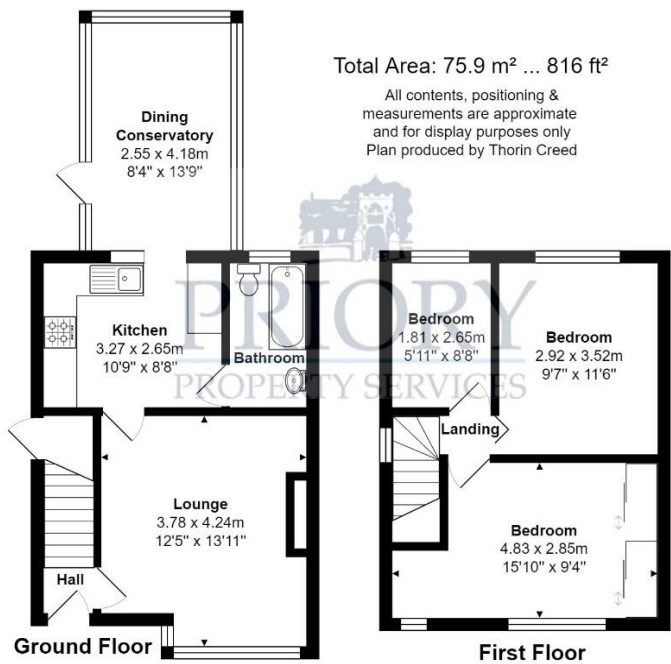




## Biddulph's Award Winning Team







# Energy Performance Certificate

Brown Lees Road, Brown Lees, STOKE-ON-TRENT, ST8 6PH

Dwelling type: Semi-detached house

Reference number: 0338-2820-7529-2590-7861

Date of assessment: 10 February 2020

Type of assessment: RdSAP, existing dwelling

Date of certificate: 10 February 2020

Total floor area: 75 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:

£ 3,204

Over 3 years you could save

£ 705

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 180 over 3 years	
Heating	£ 2,574 over 3 years	£ 2,172 over 3 years	
Hot Water	£ 324 over 3 years	£ 147 over 3 years	
<b>Totals</b>	<b>£ 3,204</b>	<b>£ 2,499</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 includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	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.
Net energy efficient - higher running costs			

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 (suspended floor)	£800 - £1,200	£ 96
2 Low energy lighting for all fixed outlets	£36	£ 114
3 Heating controls (room thermostat)	£350 - £450	£ 129

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call telephone 0800 444202. This 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.