



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Superbly Presented, Fully Modernised To A Very High Standard, Detached Bungalow Offering Extensive Off Road Parking. Detached Garage With Electrically Operated Door. Beautifully Presented Bungalow In A Quiet, Popular Location.



9 Stile Close Brown Lees Biddulph ST8 6NL

£199,500

ENTRANCE PORCH

Quality 'timber effect' laminate floor. Panel radiator. Ceiling light point. uPVC double glazed window to the side. Double glazed quality composite door allowing access to the side driveway.

CLOAKROOM/BOILER ROOM

Space for dryer with work surface above and shelving to one side. Wall mounted (Ideal) gas combination central heating boiler. Quality 'timber effect' laminate flooring. uPVC double glazed window to the side.

KITCHEN 13' 10" x 7' 8" both measurements are maximum into the units (4.21m x 2.34m)

Great selection of recently fitted, quality modern eye and base level units, base units having extensive work surfaces above. Various tiled splash backs with power points over. Quality, new modern electric hob with stainless steel extractor fan/light above. Built in (Hotpoint) quality double electric oven below. Modern one and half bowl sink unit with drainer and mixer tap. Plumbing and space for washing machine. Space for fridge and freezer, both under the units. Good selection of drawer and cupboard space. Quality 'timber effect' laminate flooring. Panel radiator. Ceiling light point. uPVC double glazed door to the side. Archway into the generous lounge. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac. Loft access point with retractable ladder.

'L' SHAPED LOUNGE 20' 6" x 11' 6" at its widest point (6.24m x 3.50m)

Good size 'L' shaped lounge with modern electric fire set in an attractive timber surround with polished slate surround. Recently fitted carpet. Panel radiator with thermostatic control. Various low level power points. Further arch into the inner hallway. Coving to the ceiling with ceiling light point. Archway to the kitchen. Feature uPVC double glazed leaded effect window to the side elevation. uPVC double glazed bow window to the front allowing pleasant views into the cul-de-sac.

INNER HALLWAY

Recently fitted carpet. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed picture window allowing access and views into the large conservatory to the rear. Doors to principal rooms.

BEDROOM ONE 13' 6" x 8' 6" (4.11m x 2.59m)

Recently fitted, modern quality carpets. Panel radiator with thermostatic control. Recess ideal for wardrobes. uPVC double glazed leaded effect feature window to the side elevation. Low level power points. Television point. Centre ceiling light point. uPVC double glazed window to the rear.

BEDROOM TWO 7' 8" x 7' 7" (2.34m x 2.31m)

Recently fitted, modern quality carpets. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the side elevation.

BEDROOM THREE 7' 7" x 6' 10" (2.31m x 2.08m)

Recently fitted, modern quality carpets. Panel radiator. Television point. Low level power point. Coving to the ceiling with ceiling light point. uPVC double glazed window to the side.

SHOWER ROOM 7' 8" x 5' 4" (2.34m x 1.62m)

Recently fitted, new suite comprising of a low level w.c. with concealed cistern. Wash hand basin with chrome coloured mixer tap set in an attractive vanity unit with fitted mirror above. Good size shower area with glazed panel and wall mounted (Triton) electric shower. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the side elevation.

CONSERVATORY 19' 4" x 9' 6" (5.89m x 2.89m)

Panel radiator. Low level power point. Pitched roof with uPVC double glazed picture windows to the rear elevation allowing pleasant views of the garden. uPVC double glazed, double opening 'french doors' allowing access and views into the rear garden.

EXTERNALLY

The property is approached via a wide block paved driveway and hard standing for caravan or boat or multiple off road parking. Reception lighting to the front. Further block paved driveway to the side allowing access to the rear. Outside water tap.

REAR ELEVATION

The rear has a recently landscaped garden comprising of an 'Indian Stone' flagged patio area. Low maintenance quality 'astro turfed' lawn garden with well stocked young flower and shrub borders. Water feature. Mixture of new quality feather edged timber fencing and established hedgerow to one side. Further gravelled patio towards the corner and rear of the garage.

ATTACHED GARAGE 18' 8" x 8' 10" at its widest point (5.69m x 2.69m)

Brick built and flat roof extension. uPVC double glazed window and door to the side elevation allowing access. Electrically operated door to the front elevation. Power and light.

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 to the junction at the top. Turn left onto 'Tower Hill Road' and continue along taking the 3rd left hand turning into 'Stile Close' where the property can be clearly identified by our 'Priory Property Services' board.

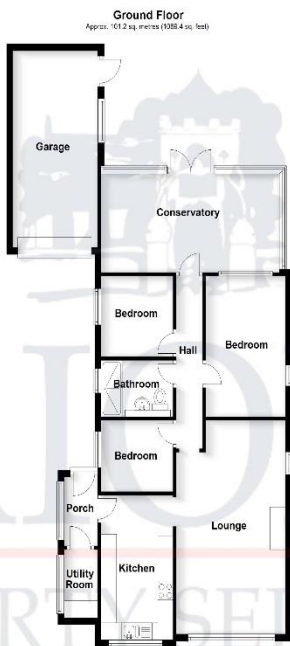
VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Total area: approx. 101.2 sq. metres (1089.4 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 positions are subject to change and should be used as a guide only and not as an indication of the property. Plan produced with iProPlan.

Energy Performance Certificate

9, Stile Close, Brown Lees, STOKE-ON-TRENT, ST8 6NL
 Dwelling type: Detached bungalow Reference number: 8695-7063-6729-5627-3983
 Date of assessment: 26 November 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 December 2018 Total floor area: 68 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.

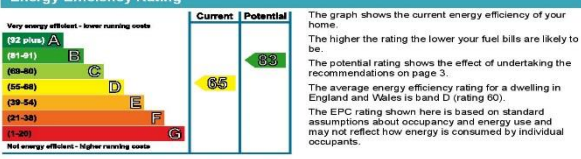
Estimated energy costs of dwelling for 3 years:	£ 2,328
Over 3 years you could save	£ 402

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 147 over 3 years	You could save £ 402 over 3 years
Heating	£ 1,812 over 3 years	£ 1,590 over 3 years	
Hot Water	£ 279 over 3 years	£ 189 over 3 years	
Totals	£ 2,328	£ 1,926	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 237
2 Low energy lighting for all fixed outlets	£25	£ 78
3 Solar water heating	£4,000 - £6,000	£ 83

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 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.