



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. 'Mill Cottage' Has Lots Of Character & Has Been Sympathetically Refurbished To A Very High Standard. The Property Sits On The Fringe Of The Desirable 'Gillow Heath' Area Which Has A Children's Park & Local Countryside Walks.**



**'Mill Cottage'**  
**50 Station Road Biddulph ST8 6BS**

**£159,950**



**RECEPTION HALL/DINING ROOM** 12' 10" x 11' 8" maximum into the stairs (3.91m x 3.55m)

Quality slate tiled floor. Open spindle staircase allowing access to the first floor. Original timber beams to the ceiling with inset lighting. Panel radiator. Low level power points. Door to the front elevation. uPVC double glazed window to the front. Further door allowing access to the lounge. Archway and access into the kitchen.

**LOUNGE** 12' 2" x 12' 2" square 3.71m x 3.71m)

'Open fire' set in an attractive surround with tiled inset and hearth. Television point. Low level power points. Panel radiator. Original timber beams to the ceiling with inset ceiling lights. Feature window to the rear allowing 'borrowed lighting' from the kitchen. uPVC double glazed window to the front.

**KITCHEN** 20' 4" x 6' 2" approximately (6.19m x 1.88m)

Excellent selection of modern fitted base units with extensive work surfaces above and matching up-stands. Built in electric (Indesit) hob with stainless steel splash back and stainless steel extractor fan/light above. Stainless steel effect (Indesit) electric oven and grill combined below. Stainless steel effect one and half bowl sink unit with drainer and mixer tap. Plumbing and space for washing machine. Plumbing and space for dishwasher. Ample space for free-standing fridge or freezer. Good selection of drawer and cupboard space. Inset ceiling lights. Two panel radiators. Small window allowing borrowed light into the lounge. Two uPVC double glazed windows to the rear. Easy access to the dining room. Feature stable door to the rear garden.

**REAR PORCH**

Base unit. Inset ceiling light. Wall mounted (Vaillant) gas central heating boiler. Door allowing access to the ground floor cloakroom/w.c.

**GROUND FLOOR CLOAKROOM/W.C.**

Low level w.c. Wash hand basin with chrome coloured mixer tap. Panel radiator. Inset ceiling light. Extractor fan. uPVC double glazed frosted window to the rear.

**FIRST FLOOR - LANDING**

Open spindle staircase allowing access to the ground floor reception hall/dining room. Cylinder cupboard with slatted shelves above. Doors to principal rooms.

**BEDROOM ONE** 11' 4" x 11' 0" (3.45m x 3.35m)

Panel radiator. Low level power points. Small entrance recess area. Built in wardrobe. Ceiling light point. uPVC double glazed window to the front elevation.

**BEDROOM TWO** 12' 10" x 8' 6" (3.91m x 2.59m)

Panel radiator. Low level power points. Door to over-stairs store cupboard. Loft access point. Ceiling light point. uPVC double glazed window to the front.

**BEDROOM THREE** 12' 2" x 7' 0" (3.71m x 2.13m)

Panel radiator. Access to the storage loft. Low level power points. Ceiling light point. uPVC double glazed window to the rear.

**FAMILY BATHROOM** 9' 10" x 6' 4" (2.99m x 1.93m)

Modern four piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and tiled splash back. Panel bath with tiled splash backs, chrome coloured hot and cold taps. Glazed shower cubicle with wall mounted (Triton) electric shower, tiled walls, extractor fan and ceiling light above. White towel radiator. uPVC double glazed window to the rear elevation.

**EXTERNALLY**

The rear has a good size timber decked area that enjoys the majority of the mid-day sun. Large gravelled driveway/patio with raised shrub bed to one side, set behind attractive cobbles. Outside water tap. Security lighting. Double opening gates allowing vehicle access if required from the side.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. Turn left at the traffic lights onto 'Station Road', continue down for a short distance to where the property can be located on the right hand side via our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the selling agent.

**DO YOU HAVE A PROPERTY TO SELL?**

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

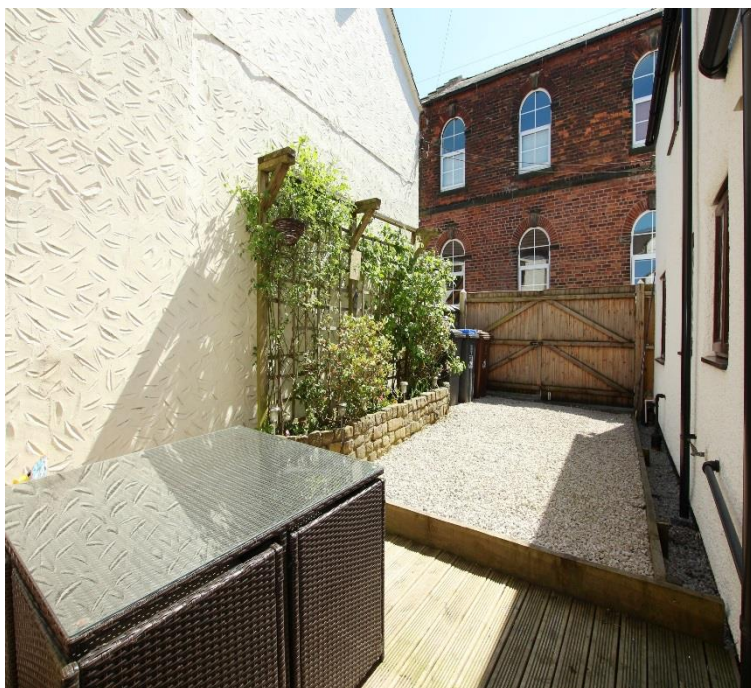
Please call our office on 01782 255552 for your free no obligation market appraisal.



### Biddulph's Award Winning Team







### Energy Performance Certificate

HM Government

**50, Station Road, Biddulph, STOKE-ON-TRENT, ST8 6BS**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0020-2815-7875-9024-6571
<b>Date of assessment:</b> 25 March 2014	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 25 March 2014	<b>Total floor area:</b> 87 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,537</b>
<b>Over 3 years you could save</b>	<b>£ 1,623</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 156 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; text-align: center;">                     You could save <b>£ 1,623</b> over 3 years                 </div>
Heating	£ 2,937 over 3 years	£ 1,515 over 3 years	
Hot Water	£ 357 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 3,537</b>	<b>£ 1,914</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

Very energy efficient - lower running costs	Current	Potential
(92-101) <b>A</b>		83
(82-91) <b>B</b>		
(69-81) <b>C</b>		
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher 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
1 Room-in-roof insulation	£1,500 - £2,700	£ 692
2 Internal or external wall insulation	£4,000 - £14,000	£ 469
3 Floor insulation	£800 - £1,200	£ 203

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-trait-calculation](http://www.gov.uk/energy-trait-calculation) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.