



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Semi Detached Family Home In Need Of Selective Modernisation & With No Chain! Entrance Hall. Through Lounge & Dining Area. Kitchen With Outhouse/Utility Off. First Floor Bathroom With Separate W.C. Front & Rear Gardens.



Highfield Road West Biddulph ST8 6HB

£115,000

ENTRANCE HALL

uPVC double glazed door to the front elevation. Turn flight stairs allowing access to the first floor galleried landing with uPVC double glazed frosted window on the half landing. Panel radiator. Ceiling light point. Door to walk-in under stairs store cupboard.

THROUGH LOUNGE DINER

Lounge Area 14' 5" x 12' 2" *maximum into the chimney recess (4.39m x 3.71m)*

Living Flame gas fire set in an attractive timber surround with decorative marble effect inset and hearth. Television and telephone points. Panel radiator. Low level power points. Ceiling light point. Large arch into the dining area. uPVC double glazed bow window to the front elevation.

Dining Area 10' 2" x 7' 2" (3.10m x 2.18m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the rear elevation. Door allowing access to the kitchen. Archway to the lounge.

KITCHEN 8' 2" x 7' 2" *minimum meas. excluding the entrance recess area (2.49m x 2.18m)*

Range of fitted eye and base level units, base units having work surfaces above. Sink unit with drainer and mixer tap. Space for slide-in gas/electric cooker. Space for hotpoint fridge. Plumbing and space for washing machine. Panel radiator. Tiled floor. Walk-in larder cupboard with built in shelving, ceiling light point and small uPVC double glazed window to the side. Ceiling light point. uPVC double glazed window to the side. Doors allowing access to the entrance hall, dining room and further door to the rear porch.

REAR PORCH

Single glazed door to the side elevation allowing access to the garden. Doors allowing access to two separate walk-in store cupboards (ideal to convert into a utility, one has no window, the other is slightly larger with uPVC double glazed frosted window to the rear).

FIRST FLOOR LANDING

Turn flight stairs to the ground floor. Ceiling light point. Panel radiator. Low level power point. Doors to principal rooms. Loft access point. Cylinder cupboard housing the wall mounted gas central heating boiler. uPVC double glazed window to the front elevation allowing partial views up towards Mow Cop and Congleton Edge on the horizon.

BEDROOM ONE 12' 0" *maximum into the chimney recess x 11' 4" (3.65m x 3.45m)*

Panel radiator. Built in wardrobe. Chimney breast. Ceiling light point. Low level power points. uPVC double glazed window to the front elevation with partial views up towards Mow Cop and Congleton Edge on the horizon.

BEDROOM TWO 12' 0" x 10' 6" (3.65m x 3.20m)

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the rear allowing views of the rear garden and partial views up towards Biddulph Moor on the horizon.

BATHROOM 6' 5" x 5' 6" (1.95m x 1.68m)

Panel radiator. Wash hand basin with hot and cold taps. Panel bath with hot and cold taps. Ceiling light point. uPVC double glazed frosted window to the rear.

SEPARATE W.C.

Low level w.c. Ceiling light point. uPVC double glazed frosted window to the side.

EXTERNALLY

The property is approached via original low level walling with privet hedge to the front and side. Garden mainly laid to lawn with narrow driveway to the front allowing off road parking (driveway would benefit from widening with additional pull-in), continues down towards the side to the rear allowing pedestrian access.

REAR ELEVATION

Flagged and concrete patio surrounding the rear. Garden is mainly laid to lawn with boundaries formed by a mixture of timber fencing and established hedgerows (in need of landscaping).

GARAGE

Pre-fabricated garage with double opening doors.

DIRECTIONS

From our offices proceed South along the (A527) High Street, turning left onto Well Street. Proceed over the cross roads and turn 3rd left into 'Highfield Road West'. Continue down to where the property can be clearly identified by our 'Priory Property Services' board.

NO UPWARD CHAIN**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.

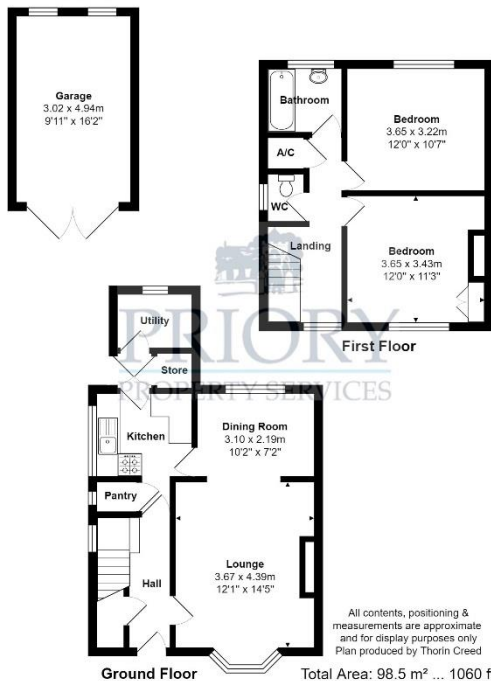


PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate

5, Highfield Road West, Biddulph, STONE-ON-TRENT, ST8 6HB
 Dwelling type: 2 or 3 roomed flat or house
 Reference number: 6855-707-8750-0358-2308
 Date of assessment: 11 February 2020
 Type of assessment: RPSAP, existing dwelling
 Date of certificate: 12 February 2020
 Total floor area: 78 m²

Use this document for:
 • Compare the EPC ratings of properties to see which properties are more energy efficient
 • See what you can do to save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years	£ 2,910
Over 3 years you could save	£ 958

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 2.15 over 3 years	£ 1.98 over 3 years
Heating	£ 2,115 over 3 years	£ 1,545 over 3 years
Hot Water	£ 516 over 3 years	£ 210 over 3 years
Totals	£ 3,916	£ 3,944

Total could save £ 958 over 3 years

These figures show how well the average household would expect this property for heating, lighting and hot water to be if it is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and is usually generated by micro-generation.

Energy Efficiency Rating

Current	Potential
4	5

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

Recommended measures	Indicative cost	Typical savings over 3 years
1. PIPES INSULATION	£532 - £620	£ 30
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 159
3. Low energy lighting for all fixed outlets	£20	£ 78

See page 3 for a full list of recommendations for this property.
 If you need to call with a property or need help with your energy bills, visit www.prioryproperty.com or call freephone 0800 444202. 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.