



PRIORY

PROPERTY SERVICES



3 Bedrooms. Semi Detached Home Located In A Quiet Position & Boasting Woodland Views To The Rear Elevation. Ent. Hall & Bay Fronted Lounge. New Modern Fitted Dining Kitchen With Built In Apps. F.F. Family Bathroom. Great Location!



26 Chamberlain Way Biddulph ST8 7BB

£163,000

ENTRANCE HALL

Timber single glazed door to the front elevation. Timber effect laminate floor. Panel radiator. Stairs allowing access to the first floor. Ceiling light point. uPVC double glazed frosted window to the side. Door allowing access to the lounge.

BAY FRONTED LOUNGE 14' 0" minimum measurement excluding the bay x 11' 8" (4.26m x 3.55m)

Electric fire set in an attractive timber surround with 'marble effect' inset and hearth. Television point. Various low level power points. Panel radiator. Door to walk-in under stairs store cupboard. Single glazed, double opening 'French doors' allowing access into the dining kitchen. Attractive walk-in bay with uPVC double glazed windows to both the front and side elevations.

DINING KITCHEN 15' 0" x 8' 10" (4.57m x 2.69m)

Range of excellent new modern fitted eye and base level units, base units having work surfaces above. Attractive modern splash backs with various power points over the work surfaces. Telephone point. Built in stainless steel sink unit with drainer and chrome colored mixer tap. Built in (Bosch) four ring stainless steel effect gas hob with (Indesit) stainless steel extractor fan/light above. Built in (Indesit) double stainless steel effect electric oven. Built in (Beko) washing machine. Built in (Currys) dishwasher. Good selection of drawer and cupboard space. Ample space for free-standing fridge or freezer. Tile effect laminate flooring. Modern feature tall radiator. Ceiling light points. Double opening part glazed 'french doors' allowing access into the lounge. uPVC double glazed window allowing views of the rear garden. Original uPVC double glazed sliding patio window and door allowing excellent views of the garden and wooded area beyond.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Low level power point. Loft access point. Ceiling light point. uPVC double glazed frosted window towards the side elevation. Doors to principal rooms.

BEDROOM ONE 13' 4" x 8' 2" (4.06m x 2.49m)

Low level power points. Telephone point. Panel radiator. Ceiling light point. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac and partial views down towards 'Congleton Edge' on the horizon.

BEDROOM TWO 10' 0" x 7' 10" (3.05m x 2.39m)

Panel radiator. Low level power points. Center ceiling light point. uPVC double glazed window allowing excellent views of the rear garden and views over towards the 'wooded area'.

BEDROOM THREE 7' 10" x 6' 6" (2.39m x 1.98m)

Panel radiator. Low level power points. Ceiling light point. Over-stairs cylinder cupboard with slatted shelf above. uPVC double glazed window allowing pleasant views of the cul-de-sac and partial views over towards 'Congleton Edge' on the horizon.

BATHROOM 7' 0" x 5' 10" (2.13m x 1.78m)

Modern three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome colored hot and cold taps and tiled splash back. Panel bath with chrome colored mixer tap, shower attachment and glazed shower screen. Part tiled splash backs. Chrome colored towel radiator. Ceiling light point. uPVC double glazed frosted window towards the rear elevation.

EXTERNALLY

The property is approached via a sweeping block paved driveway allowing side-by-side off road parking. Good wide shrub bed to one side with timber fencing forming the boundary. Canopied entrance. Block paved driveway continues down the side to the rear with additional parking and easy pedestrian access to the rear garden.

REAR ELEVATION

Generous size flagged patio area that enjoys the majority of the all-day sun. Outside water tap. Garden is mainly laid to lawn with shrub beds to either side of the lawn. Timber fencing forms the boundaries. Laurel hedging towards the head and great views over the 'woodland' area to the rear.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass.. At the roundabout turn right and then left onto 'Thames Drive'. Continue up past the Leisure Centre and turn right onto 'Chamberlain Way' where the property can be clearly identified on the right hand side by our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.



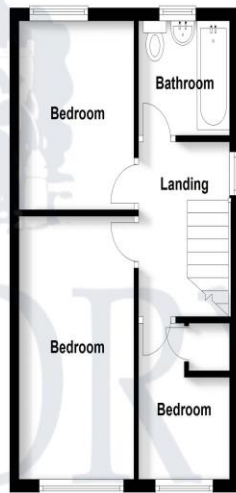
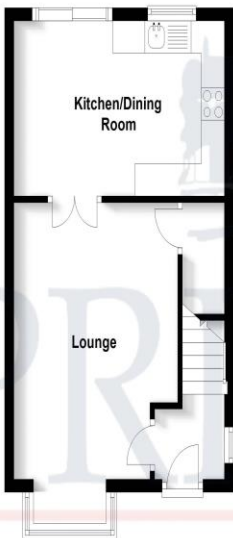


Ground Floor

Approx. 32.7 sq. metres (352.4 sq. feet)

First Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 64.9 sq. metres (699.0 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 positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Energy Performance Certificate



26, Chamberlain Way, Biddulph, STOKE-ON-TRENT, ST8 7BB
 Dwelling type: Semi-detached house Reference number: 8188-7929-5770-0512-3922
 Date of assessment: 22 January 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 22 January 2018 Total floor area: 65 m²

Use this document to:

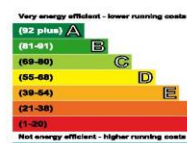
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,550
Over 3 years you could save	£ 1,017

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 141 over 3 years	You could save £ 1,017 over 3 years
Heating	£ 1,671 over 3 years	£ 1,191 over 3 years	
Hot Water	£ 687 over 3 years	£ 201 over 3 years	
Totals	£ 2,550	£ 1,533	

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



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 Increase loft insulation to 270 mm	£100 - £350	£ 117
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 159
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 42

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.