



PRIORY

PROPERTY SERVICES



2 Bedrooms. Detached Bungalow Built By The Well Known Quality Builders 'Alcock & Bailey', Located In A Private Cul-De-Sac. Generous 'L' Shaped Lounge Diner. Fitted Kitchen. Bathroom With Sep. Shower & Bath. Enclosed Garden.



53A Park Lane Knypersley Biddulph ST8 7AS

£175,000

'L' SHAPED ENTRANCE HALL

Panel radiator. Low level power point. Ceiling light point. Doors to principal rooms. Loft access point. uPVC double glazed door to the side elevation.

BEDROOM ONE (Bay Fronted) 12' 2" x 11' 6" minimum measurement excluding the bay (3.71m x 3.50m)

Panel radiator. Recess (ideal for wardrobes). Low level power points. Television point. Walk-in bay window with uPVC double glazed windows to the front and side elevations.

BEDROOM TWO 12' 8" x 8' 10" (3.86m x 2.69m)

Panel radiator. Low level power points. Telephone point. Ceiling light point. uPVC double glazed window to the front elevation.

BATHROOM 8' 8" x 6' 2" (2.64m x 1.88m)

Four piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Fitted mirror with built in light above and shaving point to the side. Panel bath with chrome coloured mixer tap and shower attachment. Folding glazed shower screen. Quality tiled walls. Extractor fan and ceiling light point. Glazed shower cubicle with wall mounted mixer shower. uPVC double glazed window to the side elevation.

'L' SHAPED LOUNGE/DINING ROOM**LOUNGE AREA 18' 0" x 12' 2" (5.48m x 3.71m)**

Timber fire surround with decorative marble effect inset and hearth. Panel radiator. Low level power points. Wall and ceiling light points. Coving to the ceiling. Archway leading into the dining area. Door to the kitchen. uPVC double glazed, double opening 'French doors' with large uPVC double glazed windows to either side of the doors allowing pleasant views of the private garden to the rear.

DINING AREA/POTENTIAL FOR A BEDROOM THREE (Off The Lounge) 8' 10" x 8' 0" (2.69m x 2.44m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the side. Easy access into the lounge.

BREAKFAST KITCHEN 11' 10" x 8' 10" (3.60m x 2.69m)

Range of fitted eye and base level units, base units having work surfaces above. Tiled splash backs. Various power points over the work surfaces. Built in (Creda) four ring gas hob with (Bosh) electric oven below. One and half bowl sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Built in fridge and freezer into the base units. Plumbing and space for washing machine. Tiled floor. Panel radiator. Ceiling light point. uPVC double glazed door to the side. uPVC double glazed window to the rear.

EXTERNALLY

The property is approached via a private cul-de-sac of 'Alcock & Bailey' quality built bungalows. Access to the original farmhouse. Tarmacadam sweeping driveway to the front allowing off road parking to the front and side. Lantern reception light. Lawned garden spanning the front of the property. Small pathway to the front with gated flagged access down one side to the rear. Driveway continues to the side allowing access to the garage at the rear.

GARAGE

Brick built and pitched roof construction. Roller shutter door to the front.

REAR ELEVATION

Picket fence and gate allowing access to the rear garden. Rear garden is mainly laid to lawn with small flagged pathway. Timber fencing forms the boundaries. Outside water tap.

NO UPWARD CHAIN**DIRECTIONS**

From the main roundabout off Biddulph town centre proceed South along the by-pass, turning left at Knypersley traffic lights onto Park Lane. Continue up the hill, where the property can be clearly identified by our Priory Property Services board on the LEFT hand side.

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!

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Biddulph's Award Winning Team





Energy Performance Certificate HM Government

53a, Park Lane, Knypersley, STOKE-ON-TRENT, ST8 7AS

Dwelling type: Detached bungalow	Reference number: 8418-7629-5750-2523-8992
Date of assessment: 17 January 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 17 January 2018	Total floor area: 73 m ²

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:	£ 2,331
Over 3 years you could save	£ 387

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 387 over 3 years </div>
Heating	£ 1,848 over 3 years	£ 1,557 over 3 years	
Hot Water	£ 297 over 3 years	£ 201 over 3 years	
Totals	£ 2,331	£ 1,944	

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	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.
(92 plus) A		83	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.
(81-91) B			
(69-80) C			
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not 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 (solid floor)	£4,000 - £6,000	£ 132
2 Heating controls (room thermostat)	£350 - £450	£ 159
3 Solar water heating	£4,000 - £6,000	£ 96

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.