



PRIORITY

PROPERTY SERVICES



1 Bedroom (Formally 2 Bedrooms). Semi Detached Bungalow Occupying A Corner Position With Views Over The Green, Up Towards Mow Cop & Congleton Edge To The Front. Entrance Hall/Conservatory. Fitted Kitchen With B.I. Apps. Lounge.



ENTRANCE HALL/CONSERVATORY

Attractive 'timber effect' vinyl flooring. uPVC double glazed windows to front, side and rear elevations. Attractive pitched roof. Panel radiator. Low level power points. Television point. Wall light point. uPVC double glazed door allowing access into the entrance hall. uPVC double glazed doors allowing easy access to the garden.

ENTRANCE HALL

Panel radiator. Tiled floor that continues into the kitchen. Archway leading into the kitchen. uPVC double glazed door towards the side elevation.

KITCHEN 10' 4" x 5' 4 both measurements are maximum and into the units (3.15m x 1.62m)

Range of modern fitted eye and base level units, base units having work surfaces over with attractive tiled splash backs. Various power points over the work surfaces. Built in stainless steel effect (Stoves) four ring gas hob with stainless steel effect extractor fan above. (Lamona) stainless steel effect electric oven and grill combined below. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Drawer and cupboard space. Built in fridge and freezer. Tiled floor. Ceiling light point. Wall mounted (Halstead) gas central heating boiler. uPVC double glazed window towards the front elevation allowing pleasant views.

LOUNGE 15' 10" x 10' 10 (4.82m x 3.30m)

'Living Flame' gas fire set in an attractive surround and hearth. Panel radiator. Television and telephone points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views towards the front elevation. Door allowing access to bedroom one.

MASTER BEDROOM ('L Shaped) 15' 10" x 13' 2, narrowing to 9' (4.82m x 4.01m)

Two sets of modern built in wardrobes with double and single opening doors. Matching bedside cabinets and bed frame. Loft access point. Panel radiator. Low level power points. Television point. Loft access point. Door allowing access to the bathroom. uPVC double glazed window to the rear. uPVC double glazed, double opening 'french doors' allowing access and views out towards a decked area and garden. (Note: Formally was two bedrooms).

BATHROOM 6' 2" x 5' 4 (1.88m x 1.62m)

Three piece modern 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Shower bath with chrome coloured mixer tap and (Triton Enrich) electric shower over with curved shower screen. Chrome coloured radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window towards the side elevation.

EXTERNALLY

The property is approached via a flagged and gravelled driveway allowing off road parking for approximately 1/2 vehicles. Mainly low maintenance gravelled borders. Outside water tap. Gate allowing pedestrian access to the side and rear elevation.

SIDE ELEVATION

The side has a good size gravelled and flagged patio area that surrounds the entrance hall/conservatory. Large summer house with double opening doors and power points. Timber fencing forms the boundaries. Partial views over towards 'Mow Cop' and 'Congleton Edge', this area enjoys the majority of the mid-day to later evening sun.

REAR ELEVATION

Towards the rear there is a good sized circle flagged patio area with timber decked patio (off the bedroom). Outside power point. Security lighting over. Low maintenance gravelled garden with timber fencing forming the boundaries.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass through the traffic lights. At the roundabout turn right and then left onto 'Thames Drive'. Continue for a short distance to 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 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.

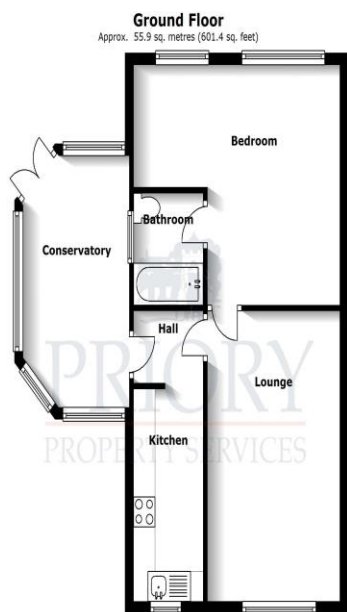


PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Total area: approx. 55.9 sq. metres (601.4 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 positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using The Mobile Agent.

Energy Performance Certificate



21, Thames Drive, Biddulph, STOKE-ON-TRENT, ST8 7HL
 Dwelling type: Semi-detached bungalow Reference number: 8964-7222-2200-6096-3922
 Date of assessment: 26 February 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 26 February 2014 Total floor area: 41 m²

Use this document to:

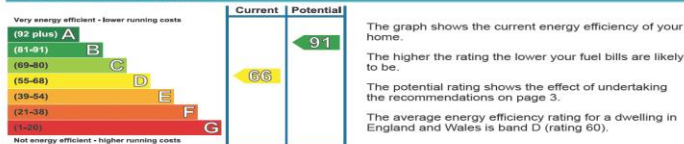
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 1,602 |
| Over 3 years you could save | £ 423 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|--------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 165 over 3 years | £ 81 over 3 years | |
| Heating | £ 1,197 over 3 years | £ 951 over 3 years | |
| Hot Water | £ 240 over 3 years | £ 147 over 3 years | |
| Totals | £ 1,602 | £ 1,179 | You could save £ 423 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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 | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Floor insulation | £800 - £1,200 | £ 158 | ✓ |
| 2 Low energy lighting for all fixed outlets | £35 | £ 68 | ✓ |
| 3 Heating controls (room thermostat) | £350 - £450 | £ 48 | ✓ |

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.