



PRIORY

PROPERTY SERVICES



4 Bedrooms. Stunning Detached Stone Built Family Home, Occupying A Fantastic Position With Pleasant Rural Views & Large Established Gardens. Off Road Parking To Front & Rear. 3 Reception Rooms. Large Garage. Gardens Front, Side & Rear.



49 Grange Road Biddulph ST8 7RY

£425,000

RECEPTION HALL

Timber door with centre glazed panel and high level glazed window to the front elevation allowing access. Original open spindle turn flight staircase allowing access to the first floor galleried landing. Panel radiator. Original coving to the ceiling with centre ceiling light point. Doors to principal rooms. Low level power point. Cupboard housing the electric meter and fuse box.

BAY FRONTED DINING ROOM 15' 8" maximum into the bay x 12' 6" (4.77m x 3.81m)

Panel radiator. Various low level power points. Original coving to the ceiling with centre ceiling light point. Picture rail. Attractive walk-in bay with uPVC double glazed windows allowing fantastic views over open countryside. Original Victorian timber window shutters in good working order.

BAY FRONTED LOUNGE 19' 6" maximum into the bay x 12' 4" (5.94m x 3.76m)

Living Flame gas fire set in an attractive timber surround with marble effect inset and hearth. Television point. Panel radiator. Low level power points. Original coving to the ceiling with centre ceiling light point. uPVC double glazed window to the side. Attractive walk-in bay with window seat and uPVC double glazed windows to the front elevation, allowing fantastic views over open countryside. Original Victorian timber window shutters in good working order.

DINING KITCHEN 20' 3" x 8' 5" extending out to 11' 5" in the dining area (6.17m x 2.56m)

Currently divided into 2 separate areas, kitchen area and dining area/utility.

Kitchen Area

Great selection of quality fitted eye and base level units, base units having modern 'granite style' high gloss work surfaces above (fitted by Granite Solutions) colour is 'White Star'. Various power points over the work surfaces. Built in stainless steel one and half bowl sink unit with drainer and mixer tap. Ample space for slide-in gas/electric cooker (currently a Cannon gas cooker) fitted. Built in (NEFF) dishwasher. Built in fridge into the base unit. Good selection of drawer and cupboard space. Coving to the ceiling with ceiling light point. Large archway leading into the dining area of the kitchen. uPVC double glazed window to the rear allowing pleasant views. uPVC double glazed frosted door allowing access to the side driveway.

Dining Area/Utility 0' 0" x 0' 0" (0.00m x 0.00m)

Quartz effect work surface with plumbing and space for washing machine below and space for dryer. Power points above. Panel radiator. Door allowing access to the stairwell to the cellar. Further glazed door allowing access into the sitting room. Ceiling light point. uPVC double glazed window and door towards the rear allowing excellent views of the private patio to the rear.

CELLAR (Off The Dining Kitchen) 12' 0" x 11' 4" (3.65m x 3.45m)

Original stone steps allowing access to the cellar. Power and light. Attractive tiled floor. Wall vent. Central natural drain. Original stone slop sink.

SITTING ROOM 12' 4" maximum into the chimney recess x 12' 2" (3.76m x 3.71m)

Living Flame gas fire set in an attractive timber surround with decorative tiled inset and marble effect hearth. Various low level power points. Panel radiator. Coving to the ceiling with centre ceiling light point. uPVC double glazed window to the side allowing pleasant views of the well kept gardens and views down towards Grange Road.

FIRST FLOOR - GALLERIED LANDING

Original open spindle stairs allowing access to the ground floor. Low level power points. Coving to the ceiling with ceiling light point. Panel radiator. Doors to principal rooms. Quality feature sash window with original hand made glass, allowing fantastic views over open countryside. Positive Input ventilation system.

MASTER BEDROOM 12' 6" x 12' 4" both measurements are maximum into the robes (3.81m x 3.76m)

Bespoke selection of fitted wardrobes, wardrobes having various double opening doors, built in double, single side hanging rails and storage shelving. Over-bed storage cabinets and matching bedside drawer set. Inset lighting around the wardrobes. Dressing table, television plinth and built in padded seat with drawer sets below (to the window). Panel radiator. Low level power points. Coving to the ceiling. Ceiling light point. uPVC double glazed window allowing fantastic open field views to the front elevation.

BEDROOM TWO 12' 6" x 12' 4" both measurements are maximum and into the wardrobes (3.81m x 3.76m)

Selection of good quality fitted bedroom furniture with double opening doors, various single and double side hanging rails. Built in storage shelving. Matching bedside cabinets. Inset lighting. Dressing table with fixed bowl sink unit, hot and cold taps, tiled splash back. Fitted mirror, shaving light and point above. Good selection of built in storage cupboards and shelving. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing fantastic views out to the front elevation.

BEDROOM THREE 13' 0" x 11' 4" maximum into the wardrobes (3.96m x 3.45m)

Excellent selection of quality fitted bedroom furniture with various double opening doors, side hanging rails and built in shelving. Matching drawer set. Inset wall lights. Large dressing table with drawer set below and built in sink unit with hot and cold taps. Matching fitted mirror above with light/shaving point above. Coving to the ceiling with ceiling light point. Panel radiator. uPVC double glazed window to the side allowing pleasant views over the well kept gardens, down towards Grange Road and Fold Lane.

BEDROOM FOUR - 'L' SHAPED (currently an office) 13' 0" x 12' 6" both meas are max. into the shelving units, narrowing to 5'10" (3.96m x 3.81m)

Low level power points. Ceiling light point. Panel radiator. uPVC double glazed frosted window to the rear elevation. Loft access point.

FAMILY BATHROOM - 'L' SHAPED 8' 0" x 6' 8" (2.44m x 2.03m)

Modern three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Fitted mirror above. Panel bath with chrome coloured mixer tap and shower attachment, shower curtain and rail. Panel radiator. Quality tiled walls. Former cylinder cupboard with built in panel radiator and slatted shelves above. Inset ceiling lights. uPVC double glazed frosted window towards the rear.

SEPARATE W.C. (Off The Landing)

Modern suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with cupboard space below and chrome coloured mixer tap. Fitted mirror above and light. Quality part tiled walls. Panel radiator. uPVC double glazed window allowing fantastic views out towards the rear.

LARGE 'L' SHAPED ATTACHED GARAGE 16' 8", extending out to 14' 2" at its widest point (5.08m x 4.31m)

Electrically operated roller shutter door to the front elevation. Power and light. Water tap. Wall mounted (Vaillant) gas combination central heating boiler (installed 2011 with service history). uPVC double glazed window and door towards the side elevation allowing access and views to the enclosed rear patio garden. Large storage loft with quality timber stairs allowing access, switch to the side allows lighting in the loft area. Further door allowing access into the rear workshop/potentially home office.

WORKSHOP/POTENTIAL HOME OFFICE (To The Rear Of The Garage) 15' 6" x 14' 0" (4.72m x 4.26m)

Panel radiator. Various power points and ceiling light points. uPVC double glazed window to the side.

EXTERNALLY

The property is approached via an original stone wall with tarmac driveway allowing off road parking and access

to the attached garage at the side. Stone boundary wall to one side. uPVC double glazed door allowing access to the dining kitchen. Security lighting. Original stone steps lead up to modern Indian Stone flagged patio area that surrounds the front of the property, providing easy pedestrian access to the canopied entrance with lantern reception light. Garden is mainly laid to lawn with extremely well kept flower and shrub borders, providing fantastic views over open countryside. Indian stone flagged patio, edged in block sets, meanders around the left side of the property, providing easy secure gated pedestrian access to the rear. Extremely well stocked flower and shrub borders to either side of the pathway. Good size mature lawned garden to the side, providing fabulous views over open countryside. Well kept privet hedge to one side.

REAR ELEVATION

The rear has an enclosed Indian Stone patio garden with large stone wall and stone folly forming the boundary to one side. Extremely well kept and well stocked flower and shrub borders. External water tap. Quality timber gate to the side allowing access to the side gardens. Built in stone seat surrounded by well stocked flower and shrub borders, set behind attractive stone walling. Extremely private area that enjoys the late morning to early evening sun. Security lighting over and easy pedestrian access to the garage. Steps lead up to secure gated access to the rear driveway/hardstanding.

STONE BUILT FOLLY

Housing a modern low level w.c. Wash hand basin with chrome tap. Tiled floor. Frosted window with tiled sill to the side. Separate water point.

REAR DRIVEWAY/HARDSTANDING/GARDEN

Attractive block paved area with mature apple tree. Large double opening timber gates allowing access to the driveway (access from Grange Road just past the property). Extensive well maintained lawned garden with manicured low level privet hedge. Well stocked flower and shrub borders. Part stone flagged pathway with three long tiered vegetable gardens to one side. Manicured hedging to one side. Pathway leads down towards the head of the garden where there is a flagged patio area housing the timber shed. Greenhouse on a brick base. Beautiful views and enjoys the majority of the all-day to late evening sun.





VIEWING: Is Strictly By Appointment Via The Selling Agent.



Energy Performance Certificate

HM Government

49, Grange Road, Biddulph, STOKE-ON-TRENT, ST8 7RY

Dwelling type: Detached house Reference number: 0778-1089-7205-0041-2980
 Date of assessment: 03 May 2019 Type of assessment: RGSAP existing dwelling
 Date of certificate: 03 May 2019 Total floor area: 153 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:	£ 5,172
Over 3 years you could save	£ 2,199

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 267 over 3 years	
Heating	£ 4,491 over 3 years	£ 2,388 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 5,172	£ 2,973	You could save £ 2,199 over 3 years

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	Not energy efficient - higher running costs
(92-100) A		81	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	56		
(21-38) F			
(1-20) G			

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 69). 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

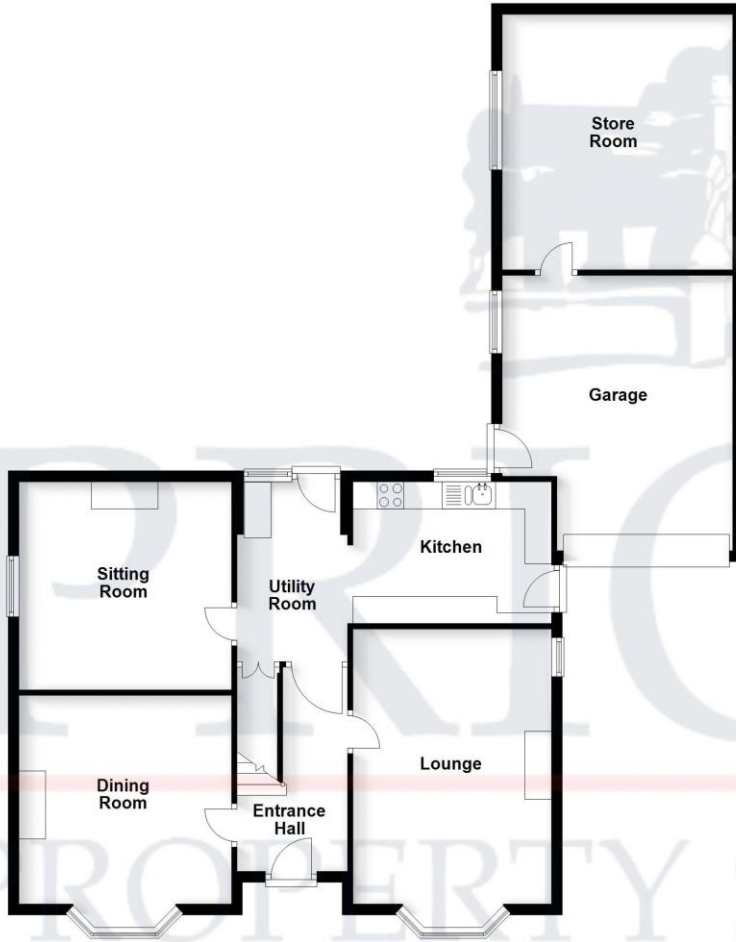
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,896
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 219
3 Low energy lighting for all fixed outlets	£25	£ 61

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.

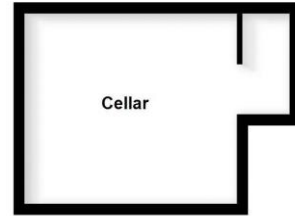
Ground Floor

Approx. 118.0 sq. metres (1270.5 sq. feet)



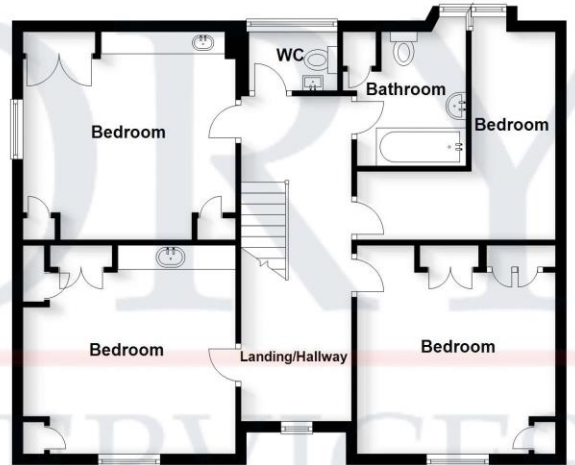
Basement

Approx. 15.8 sq. metres (169.8 sq. feet)



First Floor

Approx. 76.5 sq. metres (823.1 sq. feet)



Total area: approx. 210.3 sq. metres (2263.4 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 PlanUp.