



PRIORY

PROPERTY SERVICES



2 Bedrooms. Well Presented Town House Boasting Large Established Rear Garden & Ample Off Road Parking. Fitted Kitchen With Built In Appliances. Generous Lounge. Smart Modern Three Piece White Bathroom. Attached Single Garage



38 Bluebell Close Biddulph ST8 6TJ

£129,950

ENTRANCE HALL

Quality timber laminate effect flooring. Panel radiator with thermostatic control. Low level double power point. Telephone point. Centre ceiling light point. Modern composite double glazed door towards the front elevation. Archway leading in to the kitchen. Part glazed door to the lounge.

KITCHEN 11' 10" into entrance hall x 7' 10" (3.60m x 2.39m)

Range of modern fitted eye and base level units. Base units having work surfaces above. Various tile splash-backs and power points over the work surfaces. Built-in Lamona four ring gas hob with matching Lamona electric oven and grill below. Stainless steel sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Plumbing and space for washing machine. Ample space for a fridge or freezer. Wall mounted Baxi gas combination boiler. Ceiling light point. Timber double glazed window to the front elevation.

LOUNGE 16' 10" x 11' 10" maximum into the stairs (5.13m x 3.60m)

Electric fire set in attractive timber surround with decorative marble effect inset and hearth. TV point. Two panel radiators. Open spindle staircase allowing access to the first floor with useful recess below. Coving to the ceiling with ceiling light point. Part glazed door allowing access to the entrance hall. uPVC double glazed sliding patio window and door allowing excellent views of the large rear garden.

LANDING

Loft access point. Stairs to the ground floor. Doors to principal rooms.

BEDROOM 1 11' 6" x 8' 8" minimum (3.50m x 2.64m) approx.

L-shaped. Panel radiator with thermostatic control. Double opening doors allowing access to walk-in wardrobe. Small entrance recess area. Ceiling light point. Timber double glazed window allowing pleasant views of the large rear garden.

BEDROOM 2 10' 10" x 6' 10" (3.30m x 2.08m)

L-shaped. Panel radiator. Low level power points. Two storage cupboards. Ceiling light point. Timber double glazed window to the front elevation.

BATHROOM

Smart white suite comprising of a low level w.c. Wash hand basin with chrome coloured tap. Vanity cupboard below. Panel bath with chrome coloured mixer shower. Triton electric shower above. Shower rail and curtain. Ceiling light point. Chrome coloured panel radiator. Timber double glazed frosted window to the front.

EXTERNALLY 16' 4" x 8' 4" (4.97m x 2.54m) approx. Garage

Property is approached via a tarmac driveway allowing off road parking for approx. 2 vehicles. Allows easy vehicle access to the attached garage at the side. Canopied entrance. Lantern reception light. Small patio area. Further gravelled area with mature trees. Rear of the property has a flagged patio area allowing easy access to the door to the garage. Laid mainly to lawn. Timber fencing forming the boundary. Garage is a single garage with pitched roof. Up and over door to the front. Power and light. Door allowing access to the rear garden.

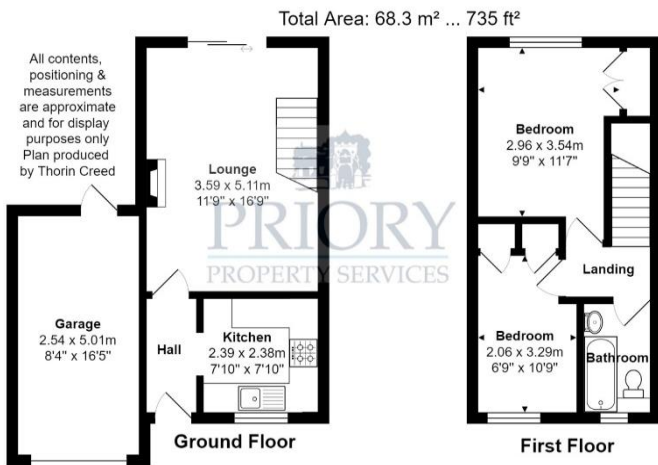
VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Energy Performance Certificate

HM Government

36, Bluebell Close, Biddulph, STONE-ON-TRENT, ST8 6TJ

Dwelling type: 2nd floor, house Reference number: 0413 2009 2278 0768 0200

Date of assessment: 19 May 2020 Type of assessment: Full EPC, existing dwelling

Date of certificate: 19 May 2020 Total floor area: 55 m²

Use this document for:

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

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Estimated energy costs of dwelling for 3 years:		£ 2,028
Over 3 years you could save		£ 262

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 1.14 over 3 years	£ 1.14 over 3 years
Heating	£ 1,567 over 3 years	£ 1,440 over 3 years
Hot Water	£ 207 over 3 years	£ 122 over 3 years
Totals	£ 2,028	£ 1,748

You could save £ 282 over 3 years

These figures show how much the average household would spend on this property for heating, lighting and hot water, and is based on energy used by individual households. It is not used to compare energy use for running appliances like TVs, computers and routers, and is energy generated by 'microgenerators'.

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 installing the most recommended measures on page 3.

The average energy efficiency rating for a dwelling in England and Wales is 69 (D).

The EPC rating shown here is based on standard assumptions about construction and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1. Party wall insulation	£320 - £600	£ 83
2. Floor insulation (solid floor)	£1,000 - £6,000	£ 114
3. Solar water heating	£4,000 - £6,000	£ 75

See page 3 for a full list of recommendations for this property.

For more information on energy efficiency you can visit www.prioryproperty.com or call 0800 444303. 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.