



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Semi Detached Family Home With No Chain! Ent. Hall. Modern Fitted Kitchen & Generous 'L' Shaped Lounge With French Doors To Garden. Modern Family Bathroom With Shower Over The Bath. Flat Garden To Rear. Off Road Parking.**



140 St. Johns Road Biddulph ST8 6ES

£90,000

**ENTRANCE HALL**

Turn flight stairs to the first floor. Timber effect laminate floor. Panel radiator. Ceiling light. uPVC double glazed door to the front elevation. uPVC double glazed window to the side.

**BREAKFAST KITCHEN** *13' 4" maximum into the recess x 10' 2" approximately (4.06m x 3.10m)*

Range of modern fitted eye and base level units, base units having timber effect work surfaces above. Tiled splash backs. Stainless steel sink unit with drainer and mixer tap. Various power points across the work surfaces. Built in electric hob with electric (Cooke & Lewis) oven and grill combined below. Good selection of drawer and cupboard space. Plumbing and space for washing machine. Attractive tiled floor. Ceiling light points. Wall mounted (Ideal) gas central heating boiler. Walk-in under stairs store cupboard. uPVC double glazed window to the rear. uPVC double glazed door to the side. Large archway into the 'L' shaped through lounge diner.

**'L' SHAPED THROUGH LOUNGE DINER** *17' 10" x 16' 0", narrowing to 9' 4" (5.43m x 4.87m)*

Timber effect laminate flooring. Two panel radiators. Low level power points. Coving to the ceiling with ceiling light points. uPVC double glazed window to the front elevation. uPVC double glazed double opening french doors allowing access and views to the rear garden.

**FIRST FLOOR - LANDING**

Stairs to the ground floor. Ceiling light point. Loft access point. uPVC double glazed window to the side. Doors to principal rooms.

**BEDROOM ONE** *14' 0" x 9' 2" (4.26m x 2.79m)*

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front allowing panoramic views across the Biddulph Valley, towards Mow Cop, Congleton Edge and Biddulph Moor on the horizon.

**BEDROOM TWO 'L' SHAPED** *14' 0" maximum into the recess x 8' 2" (4.26m x 2.49m)*

Low level power point. Ceiling light point. uPVC double glazed window allowing views of the rear garden.

**BEDROOM THREE** *9' 2" x 6' 2" (2.79m x 1.88m)*

Panel radiator. Low level power point. Over-stairs store cupboard. Ceiling light point. uPVC double glazed window to the front allowing great views across the Biddulph Valley, towards Mow Cop, Congleton Edge and Biddulph Moor on the horizon.

**FAMILY BATHROOM** *9' 0" x 5' 4" (2.74m x 1.62m)*

Modern white three piece 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 shower attachment with glazed shower screen. Modern tiled walls. Inset ceiling lights. Panel radiator. Vinyl tile effect flooring. uPVC double glazed frosted window to both the side and rear elevations.

**EXTERNALLY**

The property is approached via a tarmacadam driveway allowing off road parking for one small vehicle approximately. Privet hedge forms the boundaries with steps leading up to a hardcore patio area. Pedestrian access down one side of the property to the rear.

**REAR ELEVATION**

Good size flagged patio area. Long lawned garden with flagged pathway leading towards the head of the garden with hard standing for timber shed and greenhouse. Mixture of established privet hedges and timber fencing forms the boundaries.

**NO UPWARD CHAIN****DIRECTIONS**

Head South along the 'Biddulph By Pass' towards 'Knipersley'. At the 2nd roundabout turn left onto 'St Johns Road'. Continue to the roundabout and go straight across to where the property can be located on the right hand side via our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the selling agent.



# PRIORY

PROPERTY SERVICES

## Biddulph's Award Winning Team





**Energy Performance Certificate** HM Government

**140, St. Johns Road, Biddulph, STOKE-ON-TRENT, ST8 6ES**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 2498-5950-7260-2394-2994
<b>Date of assessment:</b> 21 October 2014	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 21 October 2014	<b>Total floor area:</b> 78 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,267</b>
<b>Over 3 years you could save</b>	<b>£ 1,473</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 147 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;">                     You could save £ 1,473 over 3 years                 </div>
Heating	£ 2,349 over 3 years	£ 1,413 over 3 years	
Hot Water	£ 639 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 3,267</b>	<b>£ 1,794</b>	

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**

	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">53</td> <td style="text-align: center;">84</td> </tr> </table>	Current	Potential	53	84
Current	Potential				
53	84				

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 Cavity wall insulation	£500 - £1,500	£ 627
2 Floor Insulation	£800 - £1,200	£ 159
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 39

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](http://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.