



PRIORY

PROPERTY SERVICES



2 Bedroom First Floor Apartment, Lounge With Vaulted Ceiling & Modern Fitted Dining Kitchen. Semi Rural Location With Beautiful Views Over Countryside. No Upward Chain.



74 Mow Lane Gillow Heath Biddulph ST8 6QD

£79,995

ENTRANCE HALLWAY

Forecourt area to the side elevation with Upvc double glazed door to the side allowing access. Tiled floor. Open spindle staircase allowing access to the first floor. Panel radiator. Coving to the ceiling with ceiling light point. Walk in cloaks cupboard with built in shelving.

FIRST FLOOR - LANDING

Loft access point. Stairs to the ground floor with modern fitted carpets. Ceiling light point. Doors to principal rooms.

BREAKFAST KITCHEN 11' 8" x 10' 6" (3.55m x 3.20m)

Modern selection of 'quality fitted' eye and base level units, base units having extensive work surfaces above with attractive tiled splash backs. Various power points over the work surfaces with down lighting. Stainless steel effect (Indesit) four ring gas hob with (Indesit) stainless steel effect electric oven and grill combined below. Stainless steel effect circulator fan/light above. One and half bowl sink unit with drainer and mixer tap. Built in (Whirlpool) dishwasher. Plumbing and space for washing machine. Ample space for free-standing fridge or freezer. Good selection of drawer and cupboard space. One eye unit houses the wall mounted (Halstead) gas central heating boiler. Panel radiator. Attractive tiled floor. Coving to the ceiling with inset ceiling lights. uPVC double glazed window to the side elevation allowing pleasant views over farmland and views up towards 'Mow Lane'. Steps up to the lounge.

LOUNGE 12' 10" x 12' 10" (3.91m x 3.91m)

Feature 'vaulted' ceiling with timber beams and centre ceiling light point. Modern 'stainless steel effect' electric fire set in an attractive modern surround and hearth. Panel radiator. Low level power points. Television points. Modern fitted carpet. Archway leading to the kitchen. uPVC double glazed windows to the side and rear, rear having lovely views over 'open countryside'.

BEDROOM ONE 11' 10" x 11' 0" (3.60m x 3.35m)

Panel radiator. Low level power points. Television point. Coving to the ceiling with ceiling light point. Modern fitted carpet. Two uPVC double glazed windows to the front.

BEDROOM TWO ('L' Shaped) 7' 0" x 7' 0" maximum into the stair recess (2.13m x 2.13m)

Panel radiator. Low level power points and television point. Over-stairs recess. Coving to the ceiling with ceiling light point. Modern fitted carpet. uPVC double glazed window to the front.

BATHROOM 7' 0" x 6' 6" (2.13m x 1.98m)

Three piece 'white' suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap, shaving light and point above, cupboard space below. Corner bath with 'Whirlpool option' and chrome coloured mixer tap, electric (Triton) shower over with shower rail. Attractive part tiled walls. Coving to the ceiling with inset ceiling lights. Extractor fan. Panel radiator. uPVC double glazed frosted window to the rear.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the traffic lights turn left onto 'Station Road'. Continue down and follow the road around which becomes 'Wedgewood Lane'. Continue to the top and turn right onto 'Mow Lane'. Continue for a short distance to where the property can be clearly identified via our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.

LEASEHOLD

This property is Leasehold - 999 YEAR LEASE FROM 2017. £100 Ground Rent Per Annum. Please confirm all charges and information with your legal representative prior to purchase and exchange of contracts.

PLEASE NOTE:

The exterior is going to be re-rendered within the next up coming weeks.

NO UPWARD CHAIN!





Energy Performance Certificate

74, Mow Lane, Gillow Heath, STOKE-ON-TRENT, ST8 6QD

Dwelling type: Top-floor flat Reference number: 8946-7921-4900-9689-7902
 Date of assessment: 01 September 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 01 September 2016 Total floor area: 52 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:	£ 2,088
Over 3 years you could save	£ 684

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 111 over 3 years	
Heating	£ 1,593 over 3 years	£ 1,032 over 3 years	
Hot Water	£ 297 over 3 years	£ 261 over 3 years	
Totals	£ 2,088	£ 1,404	You could save £ 684 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

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.

Rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		75

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 Increase loft insulation to 270 mm	£100 - £350	£ 132	✓
2 Flat roof insulation	£850 - £1,500	£ 324	✓
3 Low energy lighting for all fixed outlets	£35	£ 69	✓

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.