



**PRIORY**  
PROPERTY SERVICES



**2 Double Bedrooms. Detached Bungalow Sitting In A Prominent, None Estate Position. Large Ent. Hall. Lounge & Dining Room. Bathroom. Small Kitchen Extension. Driveway & Garage. Corner Plot. Full Modernisation Required. No Chain!**



27 Woodhouse Lane Biddulph ST8 7DP

£179,950

**CANOPIED ENTRANCE**

uPVC double glazed door and uPVC double glazed frosted side panel windows to the entrance hall. Tiled floor. Ceiling light point.

**ENTRANCE HALL**

Original 'Minton' tiled floor. Panel radiator. Ceiling light point. Loft access point. Doors to principal rooms.

**LOUNGE** 12' 0" maximum into the chimney recess x 12' 0" (3.65m x 3.65m)

'Open fire' set in an attractive timber surround with tiled inset and hearth. Low level power point. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed windows to both the side and front elevations.

**DINING ROOM/FAMILY ROOM** 12' 0" x 8' 4" minimum measurement to chimney breast front (3.65m x 2.54m)

Gas fire set in a tiled surround and hearth. Original tiled floor. Two uPVC double glazed windows to the side elevation. Built in storage cupboard. Further door allowing access to the small kitchen at the rear.

**KITCHEN** 10' 10" x 4' 7" (3.30m x 1.40m)

Sink unit with drainer, hot and cold taps. Base unit below. Space for electric oven. Panel radiator. Power points. Ceiling light point. Wall mounted (Baxi) gas combination central heating boiler. uPVC double glazed window to the rear. uPVC door to the side.

**BEDROOM ONE** 11' 0" x 11' 0" (3.35m x 3.35m)

Open fire set in a tiled surround and hearth. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed windows to both the front and side elevations.

**BEDROOM TWO** 11' 0" x 11' 0" (3.35m x 3.35m)

Open fireplace with tiled hearth. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed windows to both the side and rear elevations.

**BATHROOM** 6' 4" x 5' 10" (1.93m x 1.78m)

Three piece suite comprising of a high level w.c. Pedestal wash hand basin with hot and cold taps. Panel bath with hot and cold taps. Attractive (Minton) tiled floor. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the rear.

**SIDE ELEVATION (Woodhouse Lane)**

The property is approached via a dropped kerb and concrete driveway provide off road parking for one vehicle and vehicle access to the garage. High level original stone front boundary walls with established hedging above, all adding the high degree of privacy.

**GARAGE**

Brick built and pitched roof construction. Up-and-over door to the front elevation.

**FRONT (Smithy Lane)**

Front garden is mainly laid to lawn with established hedgerows and shrubs. Pedestrian access to Smith Lane, in need of landscaping.

**LARGE SIDE GARDEN**

Established lawned gardens which meander around towards the front with established hedgerows forming the boundaries. Views over 'Woodhouse Lane' and into 'Smithy Lane'.

**REAR ELEVATION**

The rear has a flagged patio that surrounds the property. Established lawned garden, large shrubs and hedgerows form the boundaries. In Need of landscaping. Small timber shed.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the roundabout turn left onto 'Congleton Road'. Continue past the Biddulph Arms public house, turning 3rd right onto 'Woodhouse Lane' continue up for a short distance to where the property can be clearly identified by our 'Priory Property Services Board'.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO UPWARD CHAIN****FULL MODERNISATION REQUIRED****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

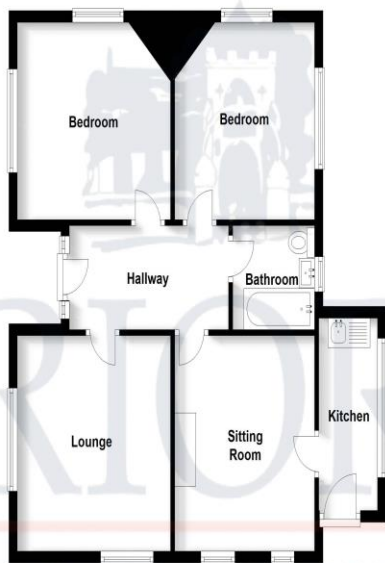
PROPERTY SERVICES

## Biddulph's Award Winning Team





**Ground Floor**  
Approx. 66.0 sq. metres (710.4 sq. feet)



Total area: approx. 66.0 sq. metres (710.4 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.

**Energy Performance Certificate**

27, Woodhouse Lane, Biddulph, STOKE-ON-TRENT, ST8 7DP  
 Dwelling type: Detached bungalow Reference number: 2208-8039-7268-3328-2964  
 Date of assessment: 20 August 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 20 August 2018 Total floor area: 66 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

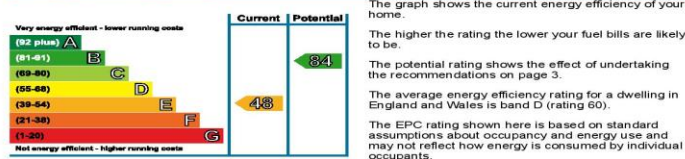
**Estimated energy costs of dwelling for 3 years:** £ 3,435  
**Over 3 years you could save** £ 1,632

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 144 over 3 years	You could save £ 1,632 over 3 years
Heating	£ 2,832 over 3 years	£ 1,518 over 3 years	
Hot Water	£ 333 over 3 years	£ 141 over 3 years	
<b>Totals</b>	<b>£ 3,435</b>	<b>£ 1,803</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**



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 159
2 Cavity wall insulation	£500 - £1,500	£ 459
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 261

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.