



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. \*\*PRICED COMPETITIVELY TO SELL & WITHIN THE POPULAR BIDDULPH MOOR LOCATION\*\* Generous Size Semi Detached Property Boasting Far Reaching Views To The Front Elevation. Generous Lounge. Kitchen Diner. No Chain!**



7 Highland Close Biddulph Moor ST8 7LJ

£137,000

**ENTRANCE HALL**

Stairs allowing access to the first floor. Electric radiator. Ceiling light points. Door allowing access to the lounge. Further door to the kitchen. uPVC double glazed window and door to the side.

**LOUNGE 15' 10" x 9' 10" (4.82m x 2.99m)**

Wall mounted electric heater. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed bow window to the front elevation.

**KITCHEN DINER 15' 10" in length x 10' 10" at its widest point, narrowing to 8' (4.82m x 3.30m)**

Range of fitted eye and base level units, base units having extensive work surfaces over. Built in drawer and cupboard space. Plumbing and space for dishwasher. Timber effect laminate flooring that continues into the dining area. Ceiling light point. Walk-in under stairs store cupboard. Wall mounted electric heater. Ceiling light point. Serving hatch into the kitchen area (off the kitchen). Timber double glazed window to the rear. Large archway between the kitchen and kitchen diner.

**EXTENDED KITCHEN AREA 9' 4" x 5' 0" (2.84m x 1.52m)**

Fitted range of eye and base level units, base units having work surfaces above. Built in electric hob (not tested). Built in (Electrolux) electric oven (not tested). Stainless steel sink unit with drainer and mixer tap. Drawer and cupboard space. Plumbing and space for washing machine. Ceiling light point. Timber double glazed window to the rear. uPVC double glazed door to the side.

**FIRST FLOOR - LANDING**

Stairs to the ground floor. Ceiling light point. Doors to principal rooms.

**BEDROOM ONE 15' 10" x 9' 10" (4.82m x 2.99m)**

Pull-out electric heater. Built in wardrobes to the majority of two walls. Timber beams to the ceiling with ceiling light point. Two uPVC double glazed windows allowing pleasant views of the cul-de-sac and excellent panoramic views over towards 'Staffordshire' and 'Mow Cop' on the horizon.

**BEDROOM TWO 8' 6" x 7' 8" (2.59m x 2.34m)**

Wall mounted electric heater. Low level power point. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear.

**BEDROOM THREE 7' 7" x 7' 0" (2.31m x 2.13m)**

Electric wall mounted heater. Low level power points. Ceiling light point. uPVC double glazed window to the rear.

**BATHROOM 6' 0" x 5' 4" (1.83m x 1.62m)**

Three piece suite comprising of a low level w.c. Pedestal wash hand basin. Shower cubicle with wall mounted (Triton) electric shower. Ceiling light points. Tiled walls. Upvc double glazed window to the side.

**EXTERNALLY**

The property is approached via a flagged and concrete driveway allowing off road parking. Pedestrian access to the side. Well kept lawned garden set behind attractive brick walling. Driveway continues to the side.

**SIDE ELEVATION**

Gated access to the side driveway. Easy access to the garage.

**GARAGE (To The Rear)**

Pre-fabricated garage with up-and-over door to the front.

**REAR GARDEN**

Flagged, enclosed patio garden with steps leading to a lawned raised garden. Timber fencing forms the boundaries.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass, towards Knypersley Traffic Lights. Turn left onto Park Lane and continue up over the mini roundabout towards Biddulph Moor. Turn right onto 'Leek Lane' and then right onto 'Trentley Drive' and left onto 'Highland Close', where the property can be clearly identified by our 'Priory Property Services' board.

**NO UPWARD CHAIN!****VIEWING**

Is strictly by appointment via the selling agent.

**DO YOU HAVE A PROPERTY TO SELL?**

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**PRIORY**  
PROPERTY SERVICES

Biddulph's Award Winning Team





**Energy Performance Certificate** HM Government

**7, Highland Close, Biddulph Moor, STOKE-ON-TRENT, ST8 7LJ**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8105-7229-4469-2062-7906
<b>Date of assessment:</b> 02 November 2015	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 12 November 2015	<b>Total floor area:</b> 81 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>£ 5,355</b>
<b>Over 3 years you could save</b>	<b>£ 2,478</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 177 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;">                     You could save £ 2,478 over 3 years                 </div>
Heating	£ 4,425 over 3 years	£ 2,499 over 3 years	
Hot Water	£ 612 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 5,355</b>	<b>£ 2,877</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**

Very energy efficient - lower running costs

(92 plus) <b>A</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="text-align: center;">35</td> <td style="text-align: center;">76</td> </tr> </table>	Current	Potential	35	76
Current		Potential			
35		76			
(81-91) <b>B</b>					
(69-80) <b>C</b>					
(55-68) <b>D</b>					
(39-54) <b>E</b>					
(21-38) <b>F</b>					
(1-20) <b>G</b>					

Not energy efficient - higher running costs

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 Increase loft insulation to 270 mm	£100 - £350	£ 117
2 Cavity wall insulation	£500 - £1,500	£ 210
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 195

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.

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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.