



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Semi Detached Bungalow Comprising Of A Modern Fitted Dining Kitchen. Generous Lounge. Bathroom With Three Piece Suite. Low Maintenance Garden. Tarmacadam Driveway With Easy Access To Detached Garage. No Chain!



13 Lyndhurst Drive Brown Lees Biddulph ST8 6PB

£139,950

BREAKFAST KITCHEN 12' 2" x 8' 6" (3.71m x 2.59m)

Selection of modern fitted eye and base level units, base units having attractive 'high gloss' work surfaces above. Various power points over the work surfaces. One and half bowl stainless steel sink unit with drainer and mixer tap. Built in (Diplomat) stainless steel effect four ring gas hob with stainless steel effect circulator fan/light above. (Diplomat) stainless steel effect oven and grill combined below. Good selection of drawer and cupboard space. Plumbing and space for an automatic washing machine. Wall mounted (Worcester Green Star) gas central heating boiler, concealed in one of the eye units. Attractive tiled floor. Panel radiator. uPVC double glazed windows to both the side and front elevations. uPVC double glazed door to the side allowing access off the driveway.

LOUNGE 16' 0" x 10' 10" (4.87m x 3.30m)

Quality timber effect laminate floor. 'Living flame' gas fire set in an attractive timber surround with marble effect inset and hearth. Low level power points. Television and telephone points. Coving to the ceiling with ceiling light point. uPVC double glazed bow window to the front elevation. Door allowing access to the inner hallway.

INNER HALLWAY

Doors to principal rooms. Loft access. Timber effect laminate floor. Cylinder cupboard with slatted shelf above.

BEDROOM ONE 12' 8" x 9' 8" (3.86m x 2.94m)

Quality selection of fitted bedroom furniture with various double opening doors, side hanging rails and built in dressing table with drawer set. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the rear elevation.

BEDROOM TWO 9' 10" x 9' 8" (2.99m x 2.94m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear.

BATHROOM 6' 4" x 5' 5" (1.93m x 1.65m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand with chrome coloured hot and cold taps. Panel bath with chrome coloured hot and cold taps, plus an electric (Mira) shower over and glazed shower screen. Attractive tiled walls and floor. Panel radiator. uPVC double glazed frosted window to the side elevation. Ceiling light point. Extractor fan.

EXTERNALLY

The property is approached via original low level wall forming the front boundary. Attractive double opening gate posts allowing access to a tarmac driveway providing off road parking and allowing easy pedestrian access to the property. Front garden is low maintenance 'astro turf' lawn, edged in attractive block sets with flower and shrub borders surrounding. Lantern reception light. Tarmac driveway continues at the side.

SIDE DRIVEWAY

Tarmac driveway continues at the side with small canopied entrance to the kitchen. Outside water tap. Easy pedestrian access to the garage and garden at the rear.

GARAGE

Built brick construction with up-and-over door to the front.

REAR GARDEN

Has an enclosed low maintenance flagged patio garden with timber fencing forming the boundaries. Secure gated access to the side driveway.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass to Knypersley traffic lights. At the traffic lights turn right onto 'Newpool Road'. Continue on over the bridge to the end, turning left at the 'T' junction onto 'Towerhill Road'. Turn 1st left onto 'Lyndhurst Drive' where the property can be located via our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN**DO YOU HAVE A PROPERTY TO SELL?**

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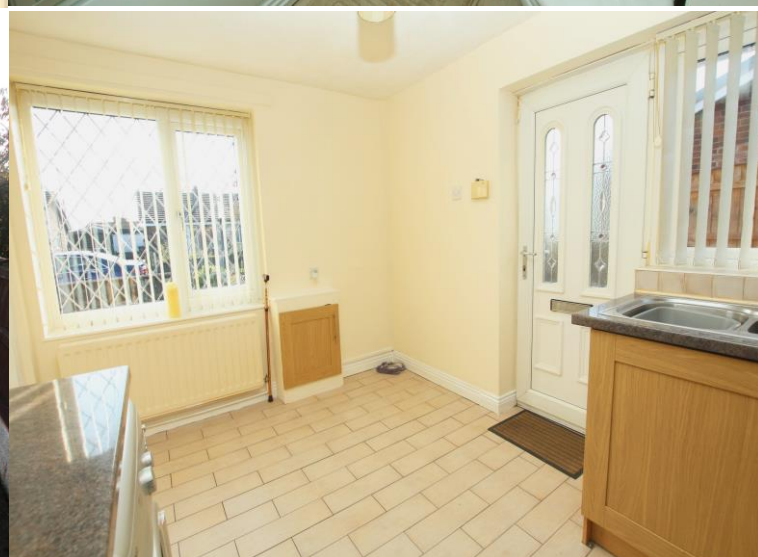
Please call our office on 01782 255552 for your free no obligation market appraisal.



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate

13, Lyndhurst Drive, Brown Lees, STOKE-ON-TRENT, ST8 6PB

Dwelling type: Semi-detached bungalow Reference number: 8957-6027-5530-7999-2926
 Date of assessment: 21 March 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 March 2013 Total floor area: 54 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:	£ 1,695
Over 3 years you could save	£ 258

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	
Heating	£ 1,287 over 3 years	£ 1,131 over 3 years	
Hot Water	£ 291 over 3 years	£ 189 over 3 years	
Totals	£ 1,695	£ 1,437	You could save £ 258 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

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

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 Floor insulation	£800 - £1,200	£ 162
2 Solar water heating	£4,000 - £8,000	£ 95
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 679

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.