



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Great Size, End Of Terrace Home Boasting Open Field Views To The Rear Elevation. Through Lounge Dining Room & Fitted Kitchen. G.F. Bathroom With Modern Shower & Bath. uPVC D/G Fascias & Soffits. Enc Rear Garden. No Chain



Finch Street Brindley Ford Staffs ST8 7QQ

£109,950

THROUGH LOUNGE/DINING ROOM

Wooden feature fireplace with gas fire. Double panel radiator. Various low level power points. Television point. Coving to the ceiling with centre ceiling light point. Large archway leading into the dining area. uPVC double glazed window and door towards the front elevation.

DINING AREA

Panel radiator. Low level power points. Telephone and television points. Open spindle staircase allowing access to the first floor. Coved and textured ceiling with centre ceiling light point. Two uPVC double glazed windows towards the side elevation. Large archway allowing access into the lounge area. Door into the kitchen.

KITCHEN

Excellent selection of fitted eye and base level units, base units having extensive work surfaces over with tiled splash backs. Various power points across the work surfaces. Ample space for slide in electric cooker. One and half bowl sink unit with drainer and chrome coloured mixer tap. Plumbing and space for an automatic washing machine. Space for dishwasher. Double panel radiator. Various drawer and cupboard space. Ample space for free-standing fridge or freezer. Attractive tiled flooring. Textured ceiling with ceiling light point. uPVC double glazed windows to both side elevations. Door allowing access to the rear porch.

REAR PORCH

Tiled floor. Ceiling light point. Wall mounted (Ideal) gas combination central heating boiler. uPVC double glazed door towards the side elevation allowing access to the garden. Loft access point.

BATHROOM

Modern white three piece suite comprising of a low level w.c. and pedestal wash hand basin with chrome coloured taps. 'P' shaped bath with chrome coloured taps, chrome coloured mixer shower over with curved glazed shower screen. Attractive tiled splash backs. Panel radiator. Vinyl flooring. uPVC double glazed frosted window towards the side elevation.

FIRST FLOOR - LANDING

Open spindle staircase allowing access to the ground floor and galleried landing. Single panel radiator. Loft access point. uPVC double glazed window allowing fantastic views over towards open fields at the rear.

BEDROOM ONE 12' 2" x 11' 2" (3.71m x 3.40m)

Recently modern fitted carpet. Single panel radiator. Low level power points. Textured ceiling with ceiling light points. uPVC double glazed window towards the front elevation.

BEDROOM TWO 11' 2" x 7' 8" (3.40m x 2.34m)

Recently fitted modern carpet. Single panel radiator. Low level power points. Coved and textured ceiling with centre ceiling light point. uPVC double glazed window towards the rear allowing pleasant views over open fields.

EXTERNALLY

The property has gated pedestrian access to the rear. The rear has an outside water tap. Step up to a lawned garden and gravel pathway towards the head. Hardstanding for timber shed. Various raised shrub borders set behind attractive brick walling. Boundaries are formed by new panel fencing. Excellent views over open countryside to the rear.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed South along the by-pass. Continue through Knypersley traffic lights along towards Brindley Ford. Once in Brindley Ford turn left onto Finch Street to where the property can be clearly identified by our Priory Property Services board.

VIEWING

Is strictly by appointment via the selling agent.

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.

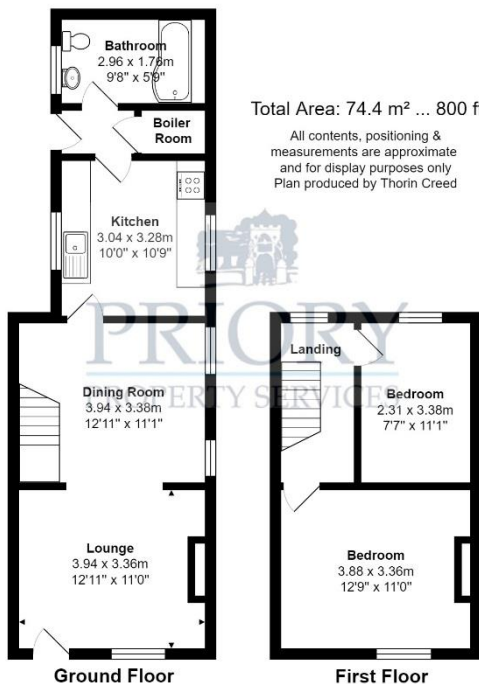


PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Total Area: 74.4 m² ... 800 ft²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Energy Performance Certificate

HM Government

1, Finch Street, Brindley Ford, STOKE-ON-TRENT, ST8 7QQ

Dwelling type: End-terrace house Reference number: 6780-6227-5900-5251-1292
 Date of assessment: 19 March 2020 Type of assessment: RdSAP: existing dwelling
 Date of certificate: 21 March 2020 Total floor area: 74 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:	£ 2,619
Over 3 years you could save	£ 723

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	
Heating	£ 2,148 over 3 years	£ 1,512 over 3 years	You could save £ 723 over 3 years
Hot Water	£ 291 over 3 years	£ 204 over 3 years	
Totals	£ 2,619	£ 1,896	

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 micro-generation.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current: 34	Potential: 63	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	£ 268
2 Internal or external wall insulation	£4,000 - £14,000	£ 245
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 132

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergysave.org.uk or call freephone 8000 444302. 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.