



# PRIORITY

PROPERTY SERVICES



**2 Bedrooms. Great Property For First Time Buyers OR Buy To Let Investors: End Of Row Terrace With Separate Lounge & Dining Room. Fitted Kitchen. G.F. Bathroom & F.F. W.C. uPVC D. Glazing & Gas C.H. Detached Garage To Rear. No Chain**



19 Albert Street Biddulph ST8 6DT

£89,950

**LOUNGE (To Front)** 11' 10" maximum into chimney recess x 11' 0" (3.60m x 3.35m)

Inset fireplace with stone hearth. Panel radiator. Low level power points. Wall light points. Coving to the ceiling. uPVC double glazed door and window towards the front elevation.

**DINING AREA/LOUNGE TO REAR** 12' 0" x 11' 10" (3.65m x 3.60m)

Tiled hearth with gas point. Panel radiator. Under stairs storage cupboard. Low level power points. Telephone point. Coving to the ceiling with ceiling light points and wall lights points. Door allowing access to the stairwell. Door to the dining room. Further door to the kitchen. uPVC double glazed window towards the rear elevation.

**KITCHEN** 9' 2" x 6' 6" (2.79m x 1.98m)

Fitted eye and base level units, base units having work surfaces over and attractive tiled splash backs. Various power points over the work surfaces. Stainless steel sink unit with drainer. Ample space for electric cooker with circulator fan/light above. Space for fridge. Panel radiator. Plumbing and space for an automatic washing machine. Modern wall mounted gas central heating boiler. uPVC double glazed window and door towards the side elevation. Further door allowing access to the bathroom.

**GROUND FLOOR - BATHROOM** 6' 4" x 6' 4" (1.93m x 1.93m)

Three piece "white" suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured taps. Panel bath with chrome coloured mixer tap and shower attachment. Part tiled walls. Single panel radiator. Extractor fan. Ceiling light. Wall mounted electric heater. uPVC double glazed frosted window towards the side elevation.

**FIRST FLOOR - LANDING**

Ceiling light point. Doors to principal rooms.

**BEDROOM ONE** 15' 0" x 10' 10" (4.57m x 3.30m)

Single panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Two uPVC double glazed windows to the front elevation.

**BEDROOM TWO** 12' 0" x 8' 6" maximum (3.65m x 2.59m)

Single panel radiator. Built in wardrobe. Over-stairs storage cupboard. Ceiling light point. uPVC double glazed window towards the rear.

**FIRST FLOOR - CLOAKROOM/W.C.**

Low level w.c. Wash hand basin with tiled splash back. Ceiling light point.

**EXTERNALLY**

The rear has a good size flagged patio garden that enjoys the majority of the mid-day to late evening sun. Gated shared access towards the front. Brick built outhouse. Steps lead down towards a single detached garage.

**SINGLE DETACHED GARAGE** 15' 10" x 9' 0" approximately (4.82m x 2.74m)

Brick built and pitched roof construction. Window and door to the side. Up-and-over door towards the rear elevation. Power and light.

**DIRECTIONS**

From our High Street offices proceed North along the (A527) Congleton Road. Turn right onto 'John Street' and immediate left onto 'Albert Street', continue for a short distance to where the property can be located via our 'Priory Property Services' Board on the left hand side.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO UPWARD CHAIN!****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.





### Biddulph's Award Winning Team







**Energy Performance Certificate**

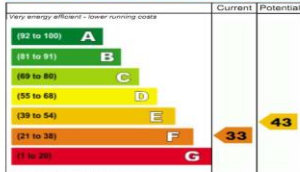


19, Albert Street  
Biddulph  
STOKE-ON-TRENT  
ST8 6DT

Dwelling type: End-terrace house  
Date of assessment: 19 March 2008  
Date of certificate: 20 March 2008  
Reference number: 8158-6827-4130-7561-5092  
Total floor area: 77 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

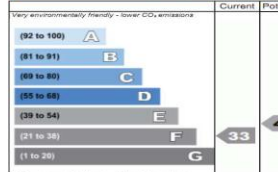
**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	546 kWh/m <sup>2</sup> per year	438 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.0 tonnes per year	5.6 tonnes per year
Lighting	£60 per year	£31 per year
Heating	£817 per year	£710 per year
Hot water	£130 per year	£86 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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.