



# PRIORY

PROPERTY SERVICES



**3 Bedrooms. Modern Semi Detached Family Home Within A Quiet Cul-De-Sac Location & With No Upward Chain!. Ent. Hall. Generous Through Lounge Diner. Modern 'L' Shaped B/Fast Kitchen. Recently Modernised Bathroom. No Upward Chain!**



43 Castle View Biddulph ST8 6LF

£115,000

**ENTRANCE HALL**

Turn flight stairs allowing access to the first floor. uPVC double glazed window on the half landing. Panel radiator. Ceiling light point. uPVC double glazed door to the front.

**'L' SHAPED THROUGH LOUNGE/DINING ROOM 18' 8" x 11' 6" maximum into the recess, narrowing to 8' 8" (5.69m x 3.50m)**

'Living Flame' gas fire set in an attractive timber surround with tiled inset and hearth. Two panel radiators. Low level power points. Wall and ceiling light points. uPVC double glazed bow window to the front elevation allowing pleasant views of the cul-de-sac. uPVC double glazed sliding patio window and door allowing access and views to the rear garden.

**'L' SHAPED BREAKFAST KITCHEN 14' 0" maximum into recess x 11' 0", narrowing to 8' 2" (4.26m x 3.35m)**

Range of modern fitted eye and base level units, base units having 'high gloss' work surfaces above. Various power points over the work surfaces. One and half bowl sink unit with drainer and mixer tap. Space for electric oven. Plumbing and space for washing machine. Drawer and cupboard space. Small breakfast bar. Vinyl 'timber effect' flooring. Panel radiator. Inset ceiling lights. Wall mounted (MAIN ECO ELITE) gas central heating boiler. Under stairs recess housing the gas meter point and further power socket. uPVC double glazed window to the rear elevation allowing views of the garden. uPVC double glazed door to the side allowing easy access.

**FIRST FLOOR - LANDING**

Stairs to the ground floor. Ceiling light point. Doors to principal rooms. uPVC double glazed window to the side elevation. Loft access point.

**BEDROOM ONE 11' 10" x 11' 0" (3.60m x 3.35m)**

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front allowing excellent views of the cul-de-sac and views down towards 'Congleton Edge' on the horizon.

**BEDROOM TWO 12' 8" x 6' 6" (3.86m x 1.98m)**

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear.

**BEDROOM THREE 8' 10" x 6' 0" (2.69m x 1.83m)**

Panel radiator. Low level power points. Over-stairs storage cupboard. Ceiling light point. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac and views down towards 'Congleton Edge' on the horizon.

**BATHROOM 7' 2" x 6' 5" (2.18m x 1.95m)**

Recently modernised three piece suite, comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. 'P' shaped bath with chrome coloured mixer tap and shower attachment. Modern part tiled walls. Chrome coloured towel radiator. Vinyl flooring. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property is approached via a tarmac driveway allowing off road parking. Easy pedestrian access down one side of the property to the rear.

**REAR ELEVATION**

Good size flagged patio area. Small lawned garden. Further wide flagged pathway down towards the head of the garden with a further flagged patio and hard standing for timber sheds. Mixture of timber fencing and established hedgerows form the boundaries.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass and at the 2nd roundabout turn left onto 'St Johns' Road. Take the 1st right hand turning into 'Castle View', follow the road around 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!****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

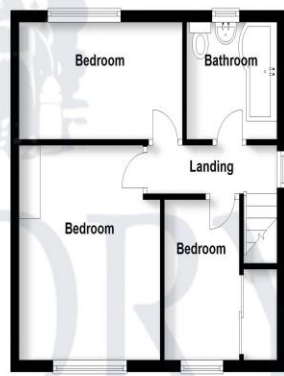
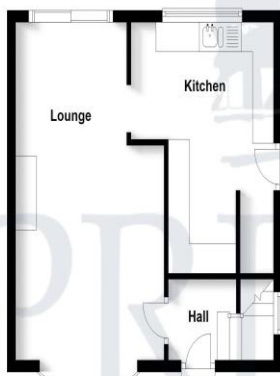






**Ground Floor**  
Approx. 381.3 sq. feet

**First Floor**  
Approx. 377.7 sq. feet



Total area: approx. 759.0 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**



43, Castle View, Biddulph, STOKE-ON-TRENT, ST8 6LF

Dwelling type: Semi-detached house Reference number: 2788-7044-7257-1888-5924  
 Date of assessment: 28 March 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 28 March 2018 Total floor area: 71 m<sup>2</sup>

Use this document to:

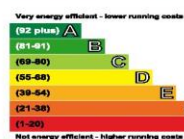
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,250
Over 3 years you could save	£ 309

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 153 over 3 years	
Heating	£ 1,696 over 3 years	£ 1,596 over 3 years	
Hot Water	£ 282 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 2,250</b>	<b>£ 1,941</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**



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 (solid floor)	£4,000 - £6,000	£ 117
2 Low energy lighting for all fixed outlets	£85	£ 102
3 Solar water heating	£4,000 - £6,000	£ 93

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.