



2 Bedrooms. Extended Semi Detached Property With Large 'L' Shaped Dining Kitchen Having Large Sky-Light Window And uPVC Sliding Patio Door To Rear Landscaped Garden. G.F. Cloakroom/W.C. & F.F. Bathroom. Larger Than Average Lounge.



EXTENDED 'L' SHAPED KITCHEN DINER 16' 4" x 14' 2" *narrowing to 10' 8" (4.97m x 4.31m)*

Excellent selection of fitted eye and base level units, base units having extensive work surfaces over and various tiled splash backs. Downlighting and power points above. One and half bowl sink unit with drainer and mixer tap. (Rangemaster Noir Classic 110) five ring gas hob with two ovens below and separate grill, plus an additional electric plate. Excellent selection of drawer and cupboard space. Ample space for free-standing fridge or freezer. Plumbing and space for washing machine. Plumbing and space for slim-line dishwasher. Tile effect laminate flooring. Three panel radiators. Coving to the ceiling with inset ceiling lights. Built in store cupboard with wall mounted (Vaillant) gas combination central heating boiler. Door allowing access to the ground floor w.c. Large timber double glazed (Velux) sky-light window. Part glazed door allowing access into the lounge. uPVC double glazed window to the side. uPVC double glazed sliding patio window and door allowing access and views to the rear.

GROUND FLOOR W.C.

Low level w.c. Wash hand basin with hot and cold taps. Tiled floor. Part tiled walls. Ceiling light point. uPVC double glazed frosted window to the rear.

LOUNGE 19' 10" x 10' 6" (6.04m x 3.20m)

Quality timber effect laminate flooring. Wood burner set in an attractive timber surround with marble effect hearth. Panel radiator. Television and telephone points. Low level power points. Stairs allowing access to the first floor. uPVC double glazed windows to both the side and front elevations, front being a bow window.

FIRST FLOOR - LANDING

Turn flight stairs allowing access to the ground floor. Loft access point. Doors to principal rooms. Over stairs store cupboard.

BEDROOM ONE 10' 10" x 9' 10" (3.30m x 2.99m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the front elevation allowing pleasant views of the cul-de-sac.

BEDROOM TWO 10' 8" x 7' 7" (3.25m x 2.31m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the rear.

FAMILY BATHROOM 9' 4" x 5' 0" (2.84m x 1.52m)

Low level w.c. Wash hand basin set in a vanity unit with hot and cold tap. Panel bath with (Triton) electric shower over, hot and cold taps. Panel radiator. Ceiling light point. Two uPVC double glazed windows to the side.

EXTERNALLY

The property is approached via a flagged driveway allowing off road parking to the front and side. Low maintenance graveled garden with brick walling forming the side boundaries. Established shrubs.

REAR ELEVATION

The rear has a flagged and block paved patio area. Steps lead up towards the head of the garden, set behind attractive brick walling, where there is a large summer house and flagged area.

DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. Turn right at the lights onto Newpool Road, continue over the bridge and turn left into 'Lyneside Road'. Continue towards the top, taking the 4th left hand turning into Bateman Avenue, 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?

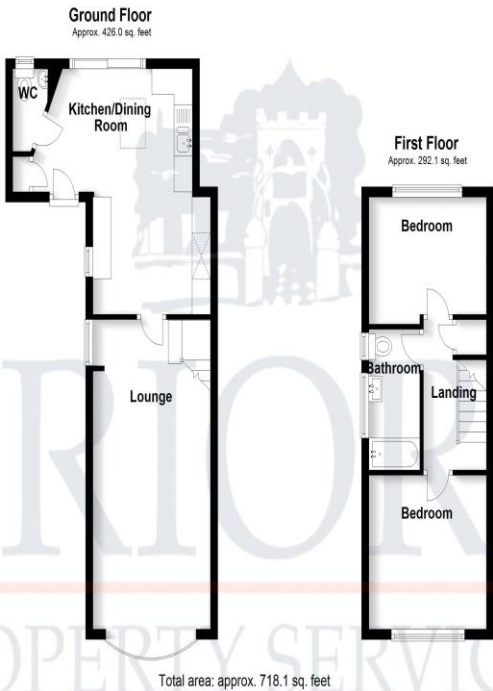
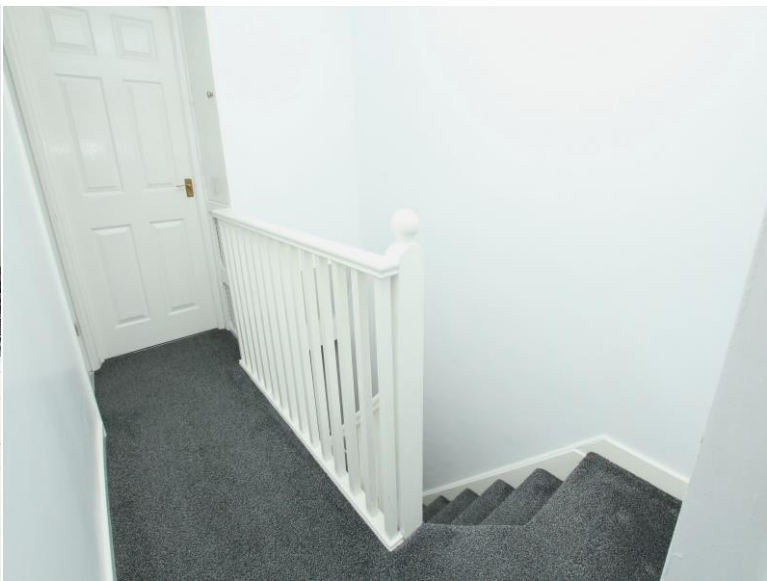
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Biddulph's Award Winning Team





Total area: approx. 718.1 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 PlanIt.

Energy Performance Certificate

HM Government

27, Bateman Avenue, Brown Lees, STOKE-ON-TRENT, ST8 6TD

Dwelling type:	Semi-detached house	Reference number:	9947-2845-6308-9908-4131
Date of assessment:	05 October 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	07 October 2018	Total floor area:	67 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:	£ 2,175
Over 3 years you could save	£ 606

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 159 over 3 years	
Heating	£ 1,611 over 3 years	£ 1,245 over 3 years	
Hot Water	£ 246 over 3 years	£ 165 over 3 years	
Totals	£ 2,175	£ 1,569	You could save £ 606 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	
Very energy efficient - lower running costs	Current: 65, Potential: 68
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	£ 69
2 Party wall insulation	£300 - £600	£ 93
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 90

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.