



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Link Detached Bungalow, Extremely Well Presented Throughout & Located Within A Quiet Cul-De-Sac. Mod. Fitted Kitchen. Generous Lounge Diner. Modern Fitted Shower Rm. Landscaped Rear Garden. Garage. No Chain.



5 Medway Drive Biddulph ST8 7HA

£168,000

ENTRANCE HALL

Panel radiator. Attractive tiled floor that continues into the kitchen through the archway. Coving to the ceiling with inset ceiling lights. Door to the lounge. uPVC double glazed door to the side elevation allowing access.

KITCHEN 10' 10" x 8' 0" (3.30m x 2.44m)

Range of smart high gloss eye and base level units with attractive timber work surfaces above. Tiled splash backs, various down lighting and power points over the work surfaces. Four ring gas hob with circulator fan/light above. Built in (Electrolux) double oven, combining a grill below. Good selection of drawer and cupboard space. Plumbing and space for an automatic washing machine. Good selection of drawer and cupboard space. Plumbing and space for an automatic washing machine. Plumbing and space for dishwasher. Space for fridge and freezer under the units. Tile flooring. Wall mounted (Worcester) gas central heating (green star RI) gas central heating boiler. Inset ceiling lights. Walk-in storage cupboard. uPVC double glazed window to the front allowing fantastic panoramic views down over towards Biddulph Moor, Cheshire Plain and Congleton Edge on the horizon.

'L' SHAPED LOUNGE DINER 18' 0" x 11' 6" at its widest point, narrowing to 10' 4" in the dining area. (5.48m x 3.50m)

Electric fire set in an attractive timber surround with marble effect inset and hearth. Television and telephone points. Two panel radiators. Coving to the ceiling with ceiling light points. Doors allowing access to both the entrance hall and inner hallway. uPVC double glazed window allowing fantastic panoramic views over towards Biddulph Moor, Cheshire Plain on the horizon and Congleton Edge.

INNER HALLWAY

Doors to principal rooms. Loft access point (Nb. vendor informs us that the loft has a built in ladder and the loft is boarded and has light). Cylinder cupboard with slatted shelves above. Doors to principal rooms.

BEDROOM ONE ('L' Shaped) 14' 0" maximum into the wardrobes x 10' 4" (4.26m x 3.15m)

Quality fitted wardrobes to the recess with double opening doors, side hanging rails and storage shelf above. Matching bedside cabinets and drawer set. Low level power points. Coving to the ceiling with ceiling light point. Panel radiator. uPVC double glazed window allowing pleasant views of the private landscaped garden to the rear.

BEDROOM TWO 10' 8" x 9' 4" (3.25m x 2.84m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. High level television point. uPVC double glazed double opening French doors allowing excellent views to the private landscaped garden to the rear.

BATHROOM 6' 5" x 6' 2" (1.95m x 1.88m)

Recently modernised suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Quality part tiled walls and floor. Panel radiator. Glazed shower area with (Triton) electric shower. Ceiling light point. Extractor fan. uPVC double glazed frosted window towards the side elevation.

EXTERNALLY

The property is approached via a tarmac driveway with flagged pathway set in attractive block paviors. Front garden is mainly laid to lawn with pleasant flagged patio towards the front and lantern reception light. Driveway continues to the side where there is a canopied area with lantern reception light and easy access to the garage. Driveway provides off road parking for approximately 2 vehicles. Outside water tap. Front garden has excellent views down towards the cul-de-sac and panoramic views of the Biddulph Valley.

GARAGE 16' 10" x 9' 0" approximately at its widest point (5.13m x 2.74m)

Up-and-over door to the front elevation. Power and light. uPVC double glazed door to the rear.

REAR ELEVATION

The rear has an enclosed private landscaped garden with generous flagged patio surrounding the rear of the property. Easy access to the property and garage. Step up to a good size lawned garden set behind attractive block walling. Meandering gravelled and flagged pathway leads up towards the head of the garden where there is hard standing for timber shed and greenhouse (Nb shed is to be included and has power and light). Good size timber decked area. Further hard standing for shed or greenhouse to one side with low maintenance shale borders. Timber fencing forms the boundaries. Partial views over towards Mow Cop on the horizon. Garden enjoys the majority of the all-day sun.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass through the traffic lights. At the roundabout turn right and then left onto 'Thames Drive'. Continue for a short distance and turn left onto 'Pennine Way'. Turn 3rd left onto 'Oxhey Drive' and left onto 'Medway Drive', 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.

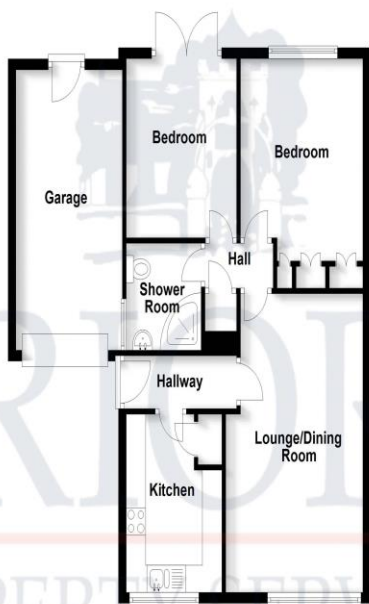


Biddulph's Award Winning Team





Ground Floor
Approx. 74.3 sq. metres (799.7 sq. feet)



Total area: approx. 74.3 sq. metres (799.7 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



5, Medway Drive, Biddulph, STOKE-ON-TRENT, ST8 7HA
 Dwelling type: Detached bungalow Reference number: 8201-7146-2329-8507-7713
 Date of assessment: 04 March 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 04 March 2019 Total floor area: 60 m²

Use this document to:

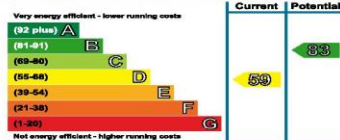
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,517
Over 3 years you could save	£ 699

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 138 over 3 years	
Heating	£ 1,782 over 3 years	£ 1,464 over 3 years	
Hot Water	£ 459 over 3 years	£ 216 over 3 years	
Totals	£ 2,517	£ 1,818	You could save £ 699 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



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	£ 156
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 234
3 Increase hot water cylinder insulation	£15 - £30	£ 60

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.