



2 Bedrooms. End Town House In Need Of Full Modernisation & With No Upward Chain! Entrance Hall. Through Lounge Diner. Kitchen. First Floor Bathroom. Enclosed Garden To The Rear.



ENTRANCE HALL

Upvc door to the front elevation allowing access to the entrance hall with frosted window above. Open spindle stairs allowing access to the first floor. Panel radiator. Coving to the ceiling with ceiling light point. Door to lounge diner.

LOUNGE DINER 25' 6" x 10' 6" approximately (7.77m x 3.20m)

Cast iron fireplace to one chimney breast. Open hearth to the other chimney breast. Double glazed window to the front elevation. Two panel radiators. Low level power points. Coving to the ceiling with two ceiling light points. uPVC double glazed french doors to the rear elevation with easy access to the rear garden. Easy access to the kitchen.

KITCHEN 17' 9" x 6' 8" approximately (5.41m x 2.03m)

Fitted eye and base level units with work surfaces over. Power points over the work surfaces with part tiled splash backs. Sink unit with drainer and mixer tap. uPVC double glazed window to the rear elevation. uPVC frosted window to the side elevation. Ceiling light point. Easy access to the lounge diner.

FIRST FLOOR - LANDING

Doors to principal rooms. uPVC double glazed window to the side elevation.

BEDROOM ONE 12' 3" x 11' 7" approximately (3.73m x 3.53m)

uPVC double glazed window to the front elevation. Ceiling light point. Low level power point.

BEDROOM TWO 12' 4" x 9' 10" approximately (3.76m x 2.99m)

Upvc double glazed window to the rear elevation. Low level power points. Spot lights to the ceiling.

FAMILY BATHROOM 9' 5" x 7' 11" (2.87m x 2.41m)

Suite comprising of a w.c. with concealed cistern (not tested). Bath with shower over (not tested) and shower screen. Fitted cupboards to one wall with sink unit and mixer tap. Part tiled walls. Panel radiator. Frosted window to the rear elevation.

EXTERNALLY

The property is approached via a step up to a forecourt area with low level walling forming the boundary. Door to front elevation.

REAR ELEVATION

Flagged patio area off the lounge diner. Gated access to the rear. Boundaries are mainly formed by brick walling and timber fencing. Garden in need of landscaping. Potential for off road parking to be made at the rear elevation with access off Charles Street.

DIRECTIONS

From our High Street offices proceed South along the (A527) High Street, turning left onto 'Well Street'. Proceed over the cross roads and then turn 2nd right into 'Shepherd Street'. Continue for a short distance to where the property can be clearly identified by our 'Priory Property Services' board on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.

PLEASE NOTE:

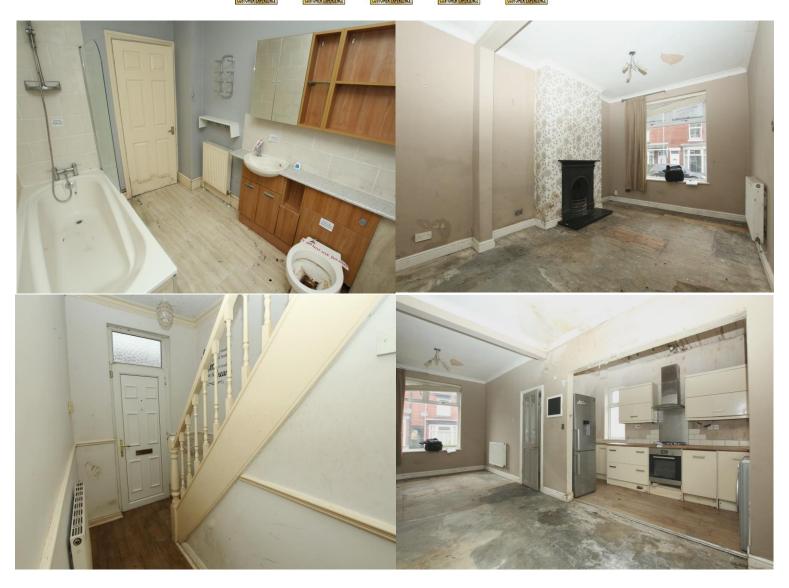
'All Services/Appliances have not and will not be tested'.

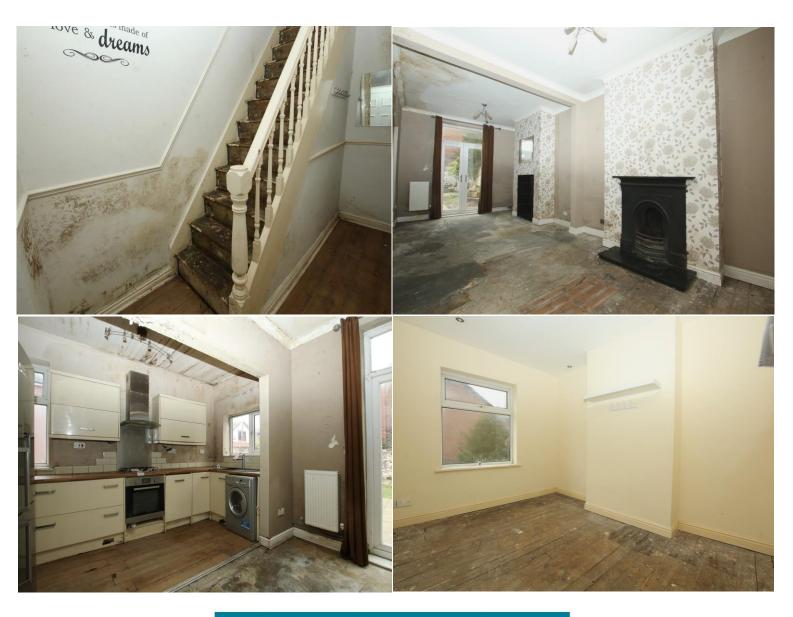
NO CHAIN



Biddulph's Award Winning Team







Energy Perform	nance Certificat	te 🛞	HMGovernmer	nt
	errace house	T8 6HZ Reference number: Type of assessment:	ference number: 8366-7329-2410-2108-8902	
Date of certificate: 08 January 2016		Total floor area: 75 m ²		
 Use this document to: Compare current ratings of p Find out how you can save e 	roperties to see which proper nergy and money by installing	rties are more energy effic g improvement measures	cient 5	
Estimated energy costs	£ 3,384			
Over 3 years you could save			£ 1,665	
Estimated energy cos	sts of this home			
Current costs		Potential costs	Potential future savin	igs
Lighting	£ 273 over 3 years	£ 150 over 3 years		
Heating	£ 2,757 over 3 years	£ 1,359 over 3 years	You could	
Hot Water	£ 354 over 3 years	£ 210 over 3 years	save £ 1,665	
Totals £ 3,384		£ 1,719	over 3 years	
Energy Efficiency Ra Very energy efficient - lower running costs (02 plus) A (05-00) (05-68) (05-64) (03-54) (13-30) (14-30)	C Current Potential	home. The higher the rating be. The potential rating sl recommendations on The average energy e England and Wales is The EPC rating show assumptions about oc	efficiency rating for a dwelling in	ely to the
Top actions you can Recommended measures	take to save money	and make your he	Tunical caving	s
1 Increase loft insulation to 270	mm	£100 - 5		
2 Cavity wall insulation		£500 - £	1,500 £ 795	
3 Floor insulation (solid floor)		£4,000 - 1	£6,000 £ 159	
See page 3 for a full list of reco	mmendations for this prope	arty.		
To find out more about the reco www.gov.uk/energy-grants-cale make your home warmer and o	culator or call 0300 123 1234		e today to save money, visit The Green Deal may enable y	ou to

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.