



**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 Performance Certificate

7, Shepherd Street, Biddulph, STOKE-ON-TRENT, ST8 6HZ

Dwelling type:End-terrace house

Date of assessment:08 January 2016

Date of certificate:08 January 2016

Reference number:8366-7329-2410-2108-8902

Type of assessment:RdSAP, existing dwelling

Total floor area:75 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:

£ 3,384

Over 3 years you could save

£ 1,665

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 150 over 3 years	<div>You could save £ 1,665 over 3 years</div>
Heating	£ 2,757 over 3 years	£ 1,359 over 3 years	
Hot Water	£ 354 over 3 years	£ 210 over 3 years	
Totals	£ 3,384	£ 1,719	

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

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

55

87

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	£ 78
2 Cavity wall insulation	£500 - £1,500	£ 795
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 159

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.