



PRIORY

PROPERTY SERVICES



2 Bedrooms. Extended Detached Bungalow With Spectacular Valley Views Over Open Fields. Large Quality Fitted Dining Kitchen & Lounge. New Modern Shower Rm. uPVC D. Glazed Conservatory. Cavity Wall Insulation, uPVC D.G & Gas C.H.



171, Park Lane Knypersley Biddulph ST8 7PN

£220,000

ENTRANCE PORCH

uPVC double glazed frosted door to the front elevation. Tiled floor. Timber single glazed door allowing access into the 'L' shaped entrance hall.

'L' SHAPED ENTRANCE HALL

Panel radiator. Low level power points. Loft access point with retractable ladder allowing easy access to the loft, loft is boarded and has sky-light window to the rear.

BAY FRONTED LOUNGE 13' 10" maximum into the bay x 11' 4" (4.21m x 3.45m)

Modern 'Living Flame' gas fire set in an attractive 'marble effect' surround and hearth. Television point. Low level power points. Panel radiator. Coving to the ceiling with ceiling light point. Matching wall lights to either side of the chimney breast. uPVC double glazed feature window to the side elevation. Attractive walk-in bay with uPVC double glazed windows to both the front and sides.

EXTENDED DINING KITCHEN 18' 2" maximum into the chimney recess x 11' 2" at its widest point (5.53m x 3.40m)

Excellent selection of quality fitted eye and base level units, base units having extensive work surfaces above and tiled splash backs. Various power points across the work surfaces. Built in stainless steel effect four ring (Hotpoint) gas hob with (Hotpoint) electric oven and grill combined below. Extractor fan/light above. One and half bowl sink unit with drainer and mixer tap. Excellent selection of drawer and cupboard space, including a wine rack into the base unit. Glazed fronted wall unit with inset lighting and glazed shelving. Timber effect laminate floor. Centre food preparation area with work surface above and built in fridge and freezer below. Plumbing and space for washing machine. Attractive fireplace with tiled hearth. Double opening cupboards to built in storage to one side of the chimney breast. Panel radiator. Ceiling light points. Inset ceiling lights around the kitchen area. Large uPVC double glazed frosted window to the side. uPVC double glazed frosted door to the side allowing access to the driveway and carport. uPVC double glazed window to the rear allowing views of the landscaped garden and fantastic views over the Biddulph Valley, towards the Cheshire Plain, Congleton Edge and Cloud on the horizon.

BATHROOM 7' 8" x 6' 4" (2.34m x 1.93m)

New modern white suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap above. Large shower cubicle with glazed retractable door and chrome coloured mixer shower with rain shower head above. Extractor fan. Ceiling light points. Tiled walls. Chrome coloured panel radiator. Useful part glazed shelving with inset lighting above. uPVC double glazed window to the rear.

BEDROOM ONE 12' 0" x 9' 0" minimum measurement to wardrobe fronts (3.65m x 2.74m)

Quality built in bedroom furniture with double opening doors, various double and single side hanging rails and built in drawer sets. Matching dressing table with drawer set and bedside cabinets. Panel radiator. Coving to the ceiling with

ceiling light point. uPVC double glazed window to the front elevation.

BEDROOM TWO 11' 0" x 7' 4" (3.35m x 2.23m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed slide-and-tilt patio window and door allowing access and views into the conservatory.

CONSERVATORY 13' 8" x 9' 0" approximately (4.16m x 2.74m)

Brick base and sloped roof construction. Panel radiator. uPVC double glazed windows to both the side and rear elevations. Rear allowing excellent open views towards Wicken Stone Rocks and the Biddulph Valley. Wall light points. Low level power points. uPVC double glazed, double opening French doors allowing access and views to the gardens.

EXTERNALLY

The property is approached via a low level stone wall and wide driveway entrance to an extensive, crazy paved sweeping driveway allowing ample off road parking. Low maintenance gravel shrub bed. Gated pedestrian access down the left hand side of the property to the rear. Crazy paved driveway continues at the side of the property allowing additional off road parking and easy vehicle access to the carport at the side, which is attached to the garage. Lantern reception light.

GARAGE

Up-and-over door to the front. Power and light. uPVC double glazed window to the side.

REAR GARDEN

Low maintenance landscaped, indian stone flagged patio that surrounds the rear and conservatory. Outside water tap. Fantastic views over open countryside, towards Wicken Stone Rocks, Biddulph Valley and Cheshire Plain on the horizon. Large gravelled patio area with center indian stone circular feature. Hard standing for timber shed (Nb. vendor informs us that the shed is to be included in the sale). Indian Stone flagged pathway continues down towards the side of the garage to a larger flagged patio towards the head of the garden, which again enjoys fantastic open views across the Biddulph Valley. 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, turning left at 'Knypersley' traffic lights onto Park Lane. Continue up the hill towards Rock End, 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.



PRIORY

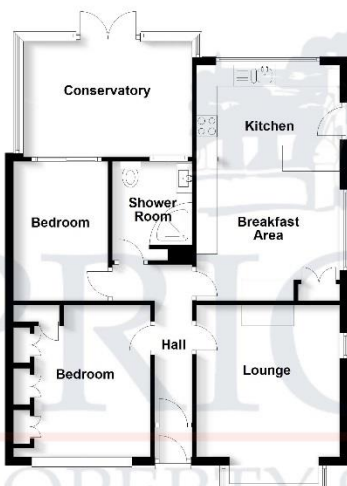
PROPERTY SERVICES

Biddulph's Award Winning Team

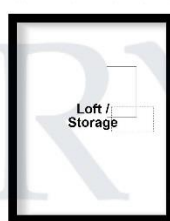




Ground Floor
Approx. 75.6 sq. metres (813.3 sq. feet)



First Floor
Approx. 16.4 sq. metres (176.8 sq. feet)



Total area: approx. 92.0 sq. metres (990.3 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. This 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 Planity.

Energy Performance Certificate HM Government

171, Park Lane, Knypersley, STOKE-ON-TRENT, ST8 7PN
 Dwelling type: Detached bungalow Reference number: 8201-7425-6770-4414-6992
 Date of assessment: 14 May 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 May 2019 Total floor area: 64 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

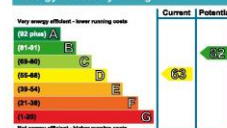
Estimated energy costs of dwelling for 3 years:	£ 2,337
Over 3 years you could save	£ 468

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 147 over 3 years	
Heating	£ 1,899 over 3 years	£ 1,566 over 3 years	
Hot Water	£ 234 over 3 years	£ 156 over 3 years	
Totals	£ 2,337	£ 1,669	

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 50). 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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 105
2 Floor insulation (suspended floor)	£800 - £1,200	£ 234
3 Low energy lighting for all fixed outlets	£20	£ 51

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.