



# PRIORITY

PROPERTY SERVICES



**2 Bedrooms. LOVELY HOME BOASTING ENCLOSED REAR GARDEN WITH FANTASTIC VIEWS. POPULAR LOCATION FOR LOCAL TOWN CENTER & COUNTRY WALKS. Generous Dining Kitchen. Lounge & Modern Fitted Bathroom. No Chain!**



2 Banbury Grove Biddulph ST8 6AE

£134,950

**DINING KITCHEN** 11' 8" x 10' 8" (3.55m x 3.25m)

Range of modern fitted eye and base level units, base units having work surfaces above with tiled splash backs. Various drawer and cupboard space. Stainless steel sink unit with drainer and mixer tap. Slide in (Belling) electric cooker. Plumbing and space for an automatic washing machine. Vinyl timber effect flooring. Panel radiator. Ceiling light point. Part glazed door allowing access to the lounge. Wall mounted (Baxi) gas combination central heating boiler. uPVC double glazed window and door to the rear allowing views of the enclosed garden and pleasant views up towards 'Mow Cop' and 'open countryside' on the horizon.

**LOUNGE** 15' 6" x 10' 8" (4.72m x 3.25m)

Modern electric fire set in an attractive timber surround with 'marble effect' inset and hearth. Modern fitted carpet and recently decorated walls. Two panel radiators. Open stairs allowing access to the first floor. Low level power points. Television point. uPVC double glazed bow window to the front elevation allowing pleasant views of the cul-de-sac and part glazed door allowing access into the dining kitchen.

**FIRST FLOOR - LANDING**

Modern fitted carpets to the landing and stairs. Panel radiator. Loft access point. Ceiling light point. Over-stairs airing cupboard. Doors to principal rooms.

**BEDROOM ONE ('L' Shaped)** 10' 8" x 9' 8" maximum (3.25m x 2.94m)

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

**BEDROOM TWO ('L' Shaped)** 10' 8" x 8' 6" (3.25m x 2.59m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing excellent panoramic views over towards 'Mow Cop' and 'Congleton Edge' on the horizon.

**BATHROOM** 8' 4" x 5' 0" (2.54m x 1.52m)

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and electric (Triton) shower above with shower rail and curtain. Modern tile effect vinyl floor. Panel radiator. Part tiled walls. Ceiling light point. uPVC double glazed frosted window to the side.

**EXTERNALLY**

The property is approached via a long flagged and concrete driveway allowing extensive off road parking. Good size lawned garden. Secure gated access to the rear.

**REAR ELEVATION**

The rear has a good size flagged patio area that enjoys the majority of the mid-day to late evening sun with pleasant views over towards 'open countryside' and 'Mow Cop' on the horizon. Generous enclosed lawned garden with timber fencing and brick walling forming the boundaries.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. Take the second left hand turning onto 'Crabtree Avenue' and immediate left onto 'Banbury Grove' where the property can be clearly identified by our 'Priory Property Services' board.

**NO UPWARD CHAIN!****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.





# PRIORY

PROPERTY SERVICES

## Biddulph's Award Winning Team

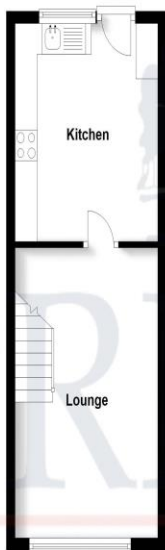






**Ground Floor**

Approx. 27.3 sq. metres (293.7 sq. feet)



**First Floor**

Approx. 27.3 sq. metres (293.6 sq. feet)



Total area: approx. 54.6 sq. metres (587.3 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**



2, Banbury Grove, Biddulph, STOKE-ON-TRENT, ST8 6AE

Dwelling type: Semi-detached house Reference number: 0129-2890-7887-9428-3455  
 Date of assessment: 20 August 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 20 August 2018 Total floor area: 55 m<sup>2</sup>

Use this document to:

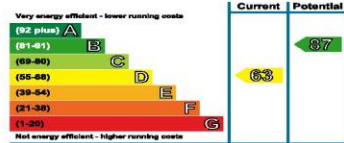
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 2,166  
**Over 3 years you could save** £ 645

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 120 over 3 years	
Heating	£ 1,644 over 3 years	£ 1,236 over 3 years	
Hot Water	£ 306 over 3 years	£ 165 over 3 years	
<b>Totals</b>	<b>£ 2,166</b>	<b>£ 1,521</b>	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 129
2 Low energy lighting for all fixed outlets	£35	£ 75
3 Heating controls (room thermostat)	£350 - £450	£ 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.