



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Beautifully Presented Detached True Bungalow Occupying A Larger Than Average Landscaped Position. Extensive Off Rd Parking To Front & Side Elevations. Detached Garage. Gardens To The Side & Rear Elevations. No Chain!



ENTRANCE PORCH

uPVC double glazed door to the front elevation. Coving to the ceiling. Single glazed double opening French doors allowing access to the large entrance hall.

ENTRANCE HALL

Panel radiator. Low level power point. Coving to the ceiling with ceiling light points. Loft access point. Doors to principal rooms.

LOUNGE 14' 10" x 11' 10" (4.52m x 3.60m)

Modern quartz effect fire surround, inset and hearth with fitted gas fire (not tested). Low level power points. Panel radiator. Television and telephone points. Coving to the ceiling with centre ceiling light point. uPVC double glazed windows to the side and front elevations allowing pleasant views of the cul-de-sac.

BREAKFAST KITCHEN 12' 4" x 11' 10" both measurements are maximum and into the units (3.76m x 3.60m)

Excellent selection of quality fitted eye and base level units, base units having extensive work surfaces above, attractive tiled splash backs, various power points and down lighting. Built in (Stoves) four ring gas hob with extractor fan/light above. Built in matching (Stoves) double gas oven at eye level. Two stainless steel round bowl sink units with centre chrome coloured mixer tap. Built in fridge and freezer into the units. Plumbing and space for washing machine. Excellent selection of drawer and cupboard space. Attractive tiled floor. Coving to the ceiling with inset ceiling lights. uPVC double glazed windows to both the side and rear elevations, rear allowing pleasant views of the generous landscaped gardens.

REAR PORCH

Panel radiator. Ceiling light point. uPVC double glazed door to the side elevation.

WALK-IN STORAGE CUPBOARD

Built in shelving. Ceiling light point. uPVC double glazed frosted window to the rear.

BEDROOM ONE 11' 4" x 9' 10" (3.45m x 2.99m)

Panel radiator. Quality built in wardrobes to the majority of one wall. Various double opening doors. Double and single side hanging rails. Built in storage shelving. Matching bedside cabinets and dressing table. Television point. Low level power points. Both wall and ceiling light points. uPVC double glazed window to the front.

BEDROOM TWO 11' 10" maximum into the wardrobes x 10' 10" (3.60m x 3.30m)

Quality (Cheshire Rose), modern built in sliding wardrobes to one wall with centre mirrored slider, incorporating various side hanging rails and built in storage shelving. Panel radiator. Low level power points. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views of the generous rear garden.

BEDROOM THREE 8' 8" x 6' 10" (2.64m x 2.08m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views of the generous side garden.

BATHROOM 7' 8" x 5' 10" (2.34m x 1.78m)

Recently modernised suite carried out by 'Cheshire Rose' incorporating a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured (Grohe) mixer tap. Fitted mirror with built in light above. Beautiful, quality fitted wall and floor tiles (floor doubling up as a wet-room) with UNDER FLOOR HEATING by Cheshire Rose. Chrome coloured (Grohe) quality mixer shower. Built in chrome coloured handrail. (MATKI) glazed shower screen. Chrome coloured towel radiator. Extractor fan. Inset ceiling lights. Cylinder cupboard with slatted shelf above. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a smart extensive block paved driveway and pull-in area to the front, that continues down towards the side, providing ample off road parking and easy vehicular access to the detached garage. Reception light. Low maintenance gravel and shrub borders.

SIDE ELEVATION

The side of the property has a good size lawned garden with conifer trees forming the boundary and also adds a high degree of privacy. Block paved pathway to one side, block paved driveway to the other.

REAR ELEVATION

The rear has a large block paved patio. Outside water tap. Security lighting. Good size lawned garden that continues up towards the side. Timber fencing and well kept conifer hedging forms the boundaries, all adding to a high degree of privacy. Easy access to the detached garage.

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 to the mini roundabout and turn right onto 'Mill Hayes Road'. Turning first right on to 'Colwyn Drive' continue along turning third right into 'Nevin Avenue' where the property can be clearly identified by our 'Priory Property Services' board.

GARAGE

Brick built and flat roof construction. Recently replaced modern roof. Up-and-over door to the front elevation. Two uPVC double glazed windows to the side.

VIEWING

Is strictly by appointment via the selling agent.

NO CHAIN!



PRIORY

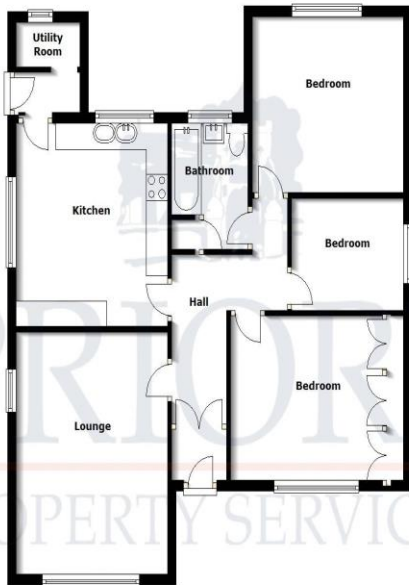
PROPERTY SERVICES

Biddulph's Award Winning Team





Ground Floor
Approx. 74.8 sq. metres (804.6 sq. feet)



Total area: approx. 74.8 sq. metres (804.6 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 The Mobile Agent.

Energy Performance Certificate



7, Nevin Avenue, Knypersley, STOKE-ON-TRENT, ST8 7BP
 Dwelling type: Detached bungalow Reference number: 9788-3016-7211-0912-7974
 Date of assessment: 18 September 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 September 2012 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:	£2,469
Over 3 years you could save	£747

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£192 over 3 years	£129 over 3 years	<p>You could save £747 over 3 years</p>
Heating	£1,878 over 3 years	£1,377 over 3 years	
Hot Water	£399 over 3 years	£216 over 3 years	
Totals	£2,469	£1,722	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£108	✓
2 Floor insulation	£800 - £1,200	£264	✓
3 Low energy lighting for all fixed outlets	£25	£54	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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.