



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Semi Detached House In A Popular Cul-De-Sac Location & With No Upward Chain! uPVC D/G Conservatory To The Rear, Off The Fitted Dining Kitchen. First Floor Family Bathroom. Block Paved Drive & Brick Built Detached Garage.



25 Bateman Avenue Brown Lees Biddulph ST8 6TD

£155,000

GROUND FLOOR**ENTRANCE HALL**

uPVC double glazed door to the front. Ceiling light point. Door to the lounge. Stairs allowing access to the first floor.

LOUNGE 15' 4" x 11' 6" (4.67m x 3.51m)

Modern 'Living Flame' gas fire set in an attractive timber surround with 'marble effect' inset and hearth. Television point. Panel radiator. Low level power points. Coving to the ceiling. Wall and ceiling light points. Door to under stairs storage cupboard. uPVC double glazed bow window towards the front elevation.

DINING KITCHEN 14' 6" x 8' 4" (4.42m x 2.54m)

Range of fitted eye and base level units, base units having work surfaces over with tiled splash backs. Various power points across the work surfaces. Built in four ring gas hob with (Necht) oven below. Circulator fan/light above. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Ample space for free-standing fridge or freezer. Ample drawer and cupboard space. One eye unit houses the (Vaillant) gas combination central heating boiler. Tiled floor. Panel radiator. Low level power points. Ceiling light points. uPVC double glazed window to the rear. uPVC double glazed sliding patio window and door allowing access and views to the conservatory.

CONSERVATORY

Brick base construction and pitched roof. uPVC double glazed windows to both side and rear elevations. Double opening doors allowing access to the garden. Tiled floor. Low level double power point. Low level panel radiator.

FIRST FLOOR**LANDING**

Stairs to the ground floor. Loft access point. Ceiling light point. uPVC double glazed window towards the side elevation. Low level power points.

BEDROOM ONE 14' x 8' 2" (4.27m x 2.49m)

Built in quality wardrobes with double opening doors, some having mirrored fronts and over-bed storage cupboards. Panel radiator. Ceiling light point. uPVC double glazed window to the front elevation.

BEDROOM TWO 10' 2" x 8' (3.1m x 2.44m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear.

BEDROOM THREE 6' 8" x 6' 2" (2.03m x 1.88m)

Panel radiator. Low level power point. Ceiling light point. Built in storage cupboard. uPVC double glazed window to the front.

FAMILY BATHROOM 6' 2" x 6' (1.88m x 1.83m)

Three piece 'white' suite comprising of a low level w.c. and pedestal wash hand basin. Panel bath with electric shower over with retractable glazed shower screen. Attractive tiled walls. Timber effect laminate floor. Panel radiator. Ceiling light. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a block paved driveway that continues down towards the side, allowing ample road parking. Low maintenance lawned garden. Attractive brick walling forms the front boundary.

REAR ELEVATION

The rear has a block paved patio with steps up to an elevated flagged patio area, surrounded by gravel borders. Easy access to the rear of the garage. Further steps lead up to ornamental, low maintenance gravelled shrub gardens set behind attractive brick walling. Timber fencing forms the boundaries.

GARAGE

Brick built and pitched roof construction. Up-and-over door to the front. uPVC double glazed window to the side. Security lighting over.

DIRECTIONS

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. Turn right at the lights onto Newpool Road, continue over the bridge and turn left into Lyneside Road. Continue towards the top, taking the 4th left hand turning into Bateman Avenue, where the property can be clearly identified on the left hand side by our Priory Property Services Board.

VIEWING

Is strictly by appointment via the selling agent.

NO CHAIN

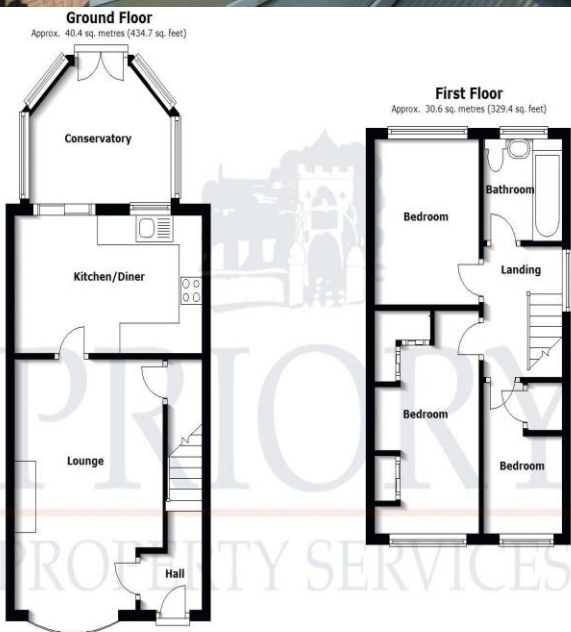


PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate



25, Bateman Avenue, Brown Lees, STOKE-ON-TRENT, ST8 6TD

Dwelling type: Semi-detached house Reference number: 8657-7024-0080-6788-8902
 Date of assessment: 08 April 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 April 2013 Total floor area: 65 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:	£ 1,812
Over 3 years you could save	£ 417

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 117 over 3 years	<p>You could save £ 417 over 3 years</p>
Heating	£ 1,344 over 3 years	£ 1,110 over 3 years	
Hot Water	£ 270 over 3 years	£ 168 over 3 years	
Totals	£ 1,812	£ 1,395	

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 Floor insulation	£800 - £1,200	£ 116	✓
2 Low energy lighting for all fixed outlets	£35	£ 68	✓
3 Heating controls (room thermostat)	£350 - £450	£ 57	✓

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). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.

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.