



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Smart End Of Terrace That Is Oozing With Great Design Features & Extremely Well Presented Throughout & Benefitting From A GARAGE & Parking To The Rear Elevation. Separate Lounge & Dining Room. Modern Kitchen & Bathroom.



ENTRANCE

Quality composite modern door with uPVC double glazed window above. Impressive original 'minton' tiled floor with side part timber panelling to the walls. Original coving to the ceiling with centre ceiling light point. Stairs allowing access to the first floor. Further doors allowing access to both the lounge and front dining room.

FRONT DINING ROOM 10' 4" x 10' 0" (3.15m x 3.05m)

Gas fire set in an attractive surround with 'marble effect' inset and hearth. Timber effect laminate floor. Panel radiator. Low level power points. Part original coving to the ceiling with centre ceiling light point. Wall light points. uPVC double glazed window to the front elevation.

LIVING ROOM 13' 4" x 11' 4" (4.06m x 3.45m)

Quality fire surround, tiled inset and 'marble effect' hearth. Television and telephone points. Quality part timber panelling to the walls. Walk-in storage cupboard with shelves, power and light. Doors allowing access to both the entrance hall and kitchen. uPVC double glazed window allowing views to the rear.

EXTENDED KITCHEN 16' 8" maximum in length x 6' 8", narrowing to 6' 4" (5.08m x 2.03m)

Quality selection of 'high gloss' modern eye and base level units, base units having extensive work surfaces over. Various power points across the work surfaces. Built in (Bosch) four ring gas hob with modern circulator fan/light above. Built in eye level (Indesit) electric oven and grill combined. Excellent selection of drawer and cupboard space, incorporating pan drawers. Modern one and half bowl sink unit with chrome coloured mixer tap and drainer. Plumbing and space for dishwasher. Low level floor heater (working off the central heating). Plumbing and space for washing machine. Space for dryer (if required). Quality 'timber effect' laminate flooring. Ceiling light points. Velux double glazed sky-light window and two uPVC double glazed windows to the side. Upvc double glazed stable door to the side elevation allowing access to the enclosed yard.

FIRST FLOOR - 'L' SHAPED LANDING

Partially exposed timber floors and to the stairs, allowing access to the ground floor. Inset LED ceiling lights. Doors to principal rooms. Low level power point and high level power point. Walk-in access to a storage cupboard with shelving. Large modern loft access with retractable ladder, power and light and vendor informs us that the loft is also boarded.

BEDROOM ONE 13' 4" into the chimney recess x 10' 4" (4.06m x 3.15m)

Panel radiator. Low level power points. Centre ceiling light point. Two uPVC double glazed windows allowing views down towards 'Mow Cop' on the horizon towards one side.

BEDROOM TWO 10' 4" maximum into the recess x 8' 2" (3.15m x 2.49m)

Panel radiator. Low level power point. Centre ceiling light point. uPVC double glazed window to the rear. Built in storage cupboard housing the wall mounted (Worcester Bosch) gas central heating combination boiler.

FAMILY BATHROOM 8' 6" x 6' 8" maximum (2.59m x 2.03m)

Modern white three piece suite comprising of a low level w.c. Wash hand basin with chrome coloured mixer tap. Twin grip panel bath with chrome coloured mixer tap and shower attachment, plus an additional chrome coloured mixer shower above, shower rail and curtain. Modern part tiled walls. Quality 'timber effect' laminate flooring. Modern panel radiator with thermostatic control. Ceiling light point. Loft access point. uPVC double glazed frosted window towards the rear.

EXTERNALLY

The property is approached via a original wall and matching gate posts. Gated access to a flagged pathway to the front. Low maintenance slate border.

REAR ELEVATION

The rear has an enclosed 'victorian' flagged yard that enjoys the majority of the afternoon sun. Outside water tap. Reception lighting. Easy pedestrian access to the rear of the garage, via a door. Further flagged 'Indian Stone' patio allowing secure gated access to the **PARKING AREA TO THE REAR**. Vehicle access and parking for one vehicle with easy vehicle access into the detached garage with up-and-down lighters to either side of the garage door.

BRICK BUILT GARAGE 19' 8" approximately x 9' 0" (5.99m x 2.74m)

Brick built and pitched tile roof construction (roof great for storage). Power and light. Insulated roller, shutter automatic door to the rear. Two uPVC double glazed windows to the side. Solid door allowing access to the garden.

DIRECTIONS

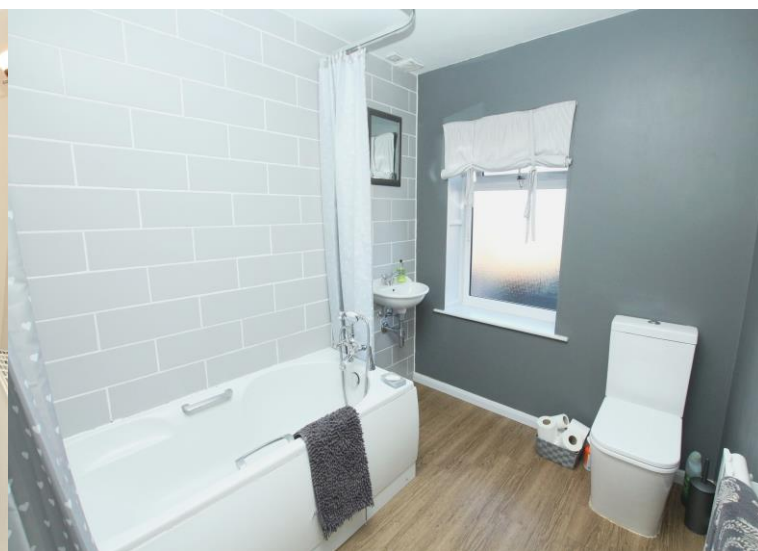
From our offices proceed South along the (A527) High Street, turning left onto 'Well Street'. Proceed over the cross roads and continue for a short distance to where the property can be clearly identified by our 'Priory Property Services' board on the left hand side. **PARKING & GARAGE ACCESS TO THE REAR.**

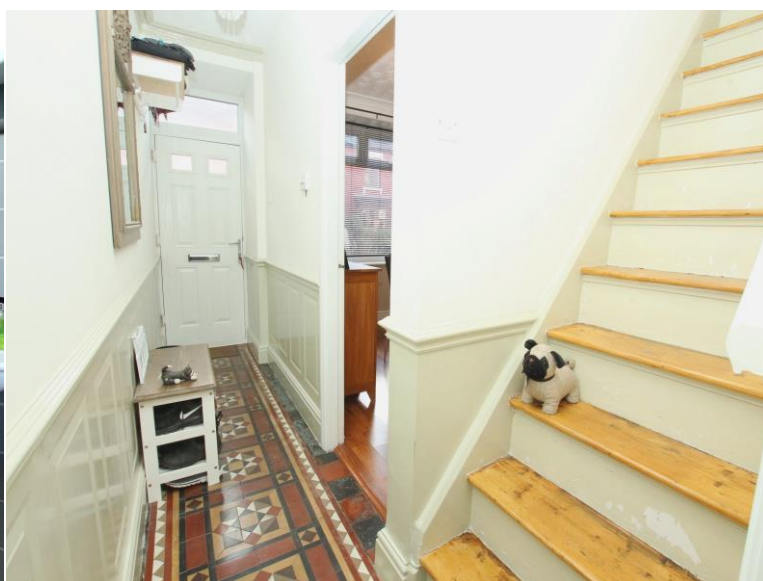
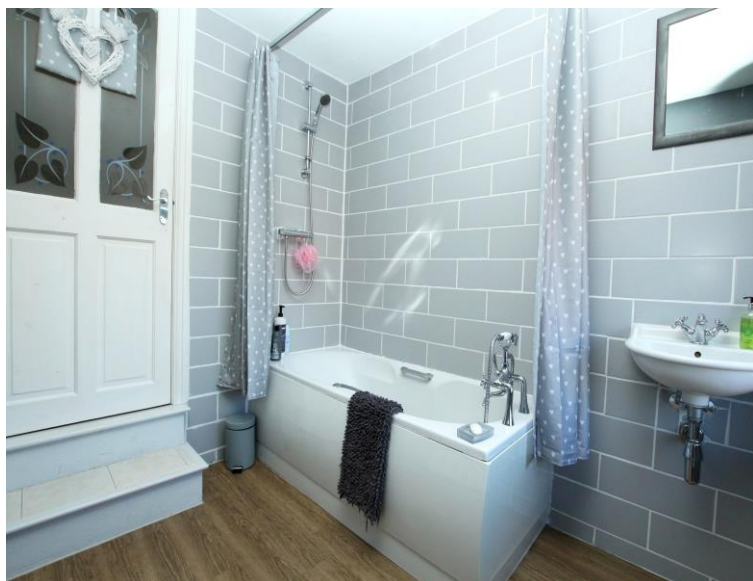
VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Energy Performance Certificate HM Government

11, Well Street, Biddulph, STOKE-ON-TRENT, ST8 6HS

Dwelling type: End-terrace house	Reference number: 9795-2845-6903-9928-4415
Date of assessment: 25 October 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 25 October 2018	Total floor area: 79 m ²

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:	£ 2,955
Over 3 years you could save	£ 777

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 171 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 777 over 3 years </div>
Heating	£ 2,415 over 3 years	£ 1,794 over 3 years	
Hot Water	£ 300 over 3 years	£ 213 over 3 years	
Totals	£ 2,955	£ 2,178	

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

Current	Potential
53	80

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 Cavity wall insulation	£500 - £1,500	£ 414
2 Internal or external wall insulation	£4,000 - £14,000	£ 81
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 138

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.