



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Extended Link Detached Family Home With No Chain! Lounge With Log Burner. Large 'L' Shaped Dining Kitchen With Extended Family Rm Off. Modern Family Bathroom. Smart Block Paved Driveway. Carport + Garage



52 Leek Lane Biddulph Moor ST8 7NX

£210,000

ENTRANCE PORCH

uPVC double glazed window and door to the front elevation allowing access. Lantern reception light. Further uPVC double glazed door allowing access into the lounge.

LOUNGE 19' 2" maximum into the stairs x 11' 4" (5.84m x 3.45m)

Log burner set in an attractive brick surround with tiled hearth. Timber effect laminate flooring. Two panel radiators. Low level power points. Under stairs store cupboard. Stairs allowing access to the first floor. Coving to the ceiling with ceiling light point. uPVC double glazed bow window to the front elevation. Part glazed door allowing access into the extended dining kitchen at the rear.

'L' SHAPED DINING KITCHEN 19' 2" x 10' 0" (5.84m x 3.05m)

Selection of modern fitted eye and base level units, base units having timber effect work surfaces above. Attractive tiled splash backs. Various power points over the work surfaces. Built in (Indesit) electric hob with (Hotpoint) circulator fan/light above. Built in eye level (Samsung) electric oven and (Whirlpool) built in microwave above. Washing machine included in the sale. Good selection of drawer and cupboard space including corner carousel unit and pan drawers. Large larder cupboards. Stainless steel sink unit with drainer and mixer tap. Quality 'high polished' tiled flooring throughout the dining kitchen and extension/family room. Under floor heating in the kitchen area. Ceiling light point. Panel radiator. Door to the ground floor w.c. uPVC double glazed window to the rear.

EXTENDED 'L' SHAPED KITCHEN DINER/FAMILY ROOM 11' 2" x 10' 4" (3.40m x 3.15m)

Panel radiator. Quality 'high polished' tiled floor. Part timber effect panelling to the walls. Low level power points. Coving to the ceiling with ceiling light point. High level uPVC double glazed window to the side. uPVC double glazed picture window and patio door allowing access and views to the enclosed private rear garden.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Low level power points. Ceiling light point. Cylinder cupboard with slatted shelves. uPVC double glazed frosted window to the side.

BEDROOM ONE 11' 2" min. meas. to wardrobe fronts x 10' 8" max. into storage cupboards (3.40m x 3.25m)

Built in quality wardrobes to the majority of one wall with various double opening doors and side hanging rails. Inset ceiling lights. Built in further storage cupboards. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing pleasant views of 'Leek Road', over open countryside to one side.

BEDROOM TWO 11' 8" x 8' 5" (3.55m x 2.56m)

Small entrance recess area. Panel radiator. Low level power points. Loft access point. Ceiling light point. uPVC double glazed window to the rear.

BEDROOM THREE ('L' Shaped) 8' 2" maximum x 7' 6" (2.49m x 2.28m)

Low level power points. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing pleasant views of 'Leek Road', over open countryside to one side.

BATHROOM 7' 0" x 5' 5" (2.13m x 1.65m)

Modern three piece suite comprising of a low level w.c. with concealed cistern. Wash hand basin set in an attractive vanity unit with work surface above and chrome coloured mixer tap. (Whirlpool) bath with chrome coloured mixer tap and shower attachment, plus electric (Hydro) shower over the bath. Modern majority tiled walls. Chrome coloured towel radiator. Inset ceiling lights. uPVC double glazed window to the rear.

EXTERNALLY

The property is approached via a block paved wide driveway, providing ample off road parking. Easy access to the carport at the side with up-and-over door to the front.

SIDE ELEVATION

Good size carport area with easy access to the rear garage.

PITCHED ROOF GARAGE TO THE REAR

Brick built pitched roof construction. Up-and-over door to the front. Separated to the rear, allowing a small work shop with door allowing access to the garden.

EXTERNALLY

Low maintenance Indian Stone flagged garden with timber fencing forming the boundaries.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass towards 'Knypersley Traffic Lights'. Turn left onto 'Park Lane' and continue up over the mini roundabout towards 'Biddulph Moor'. Turn right onto 'Leek Lane' and continue for a short distance to where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

NO CHAIN!



PRIORY

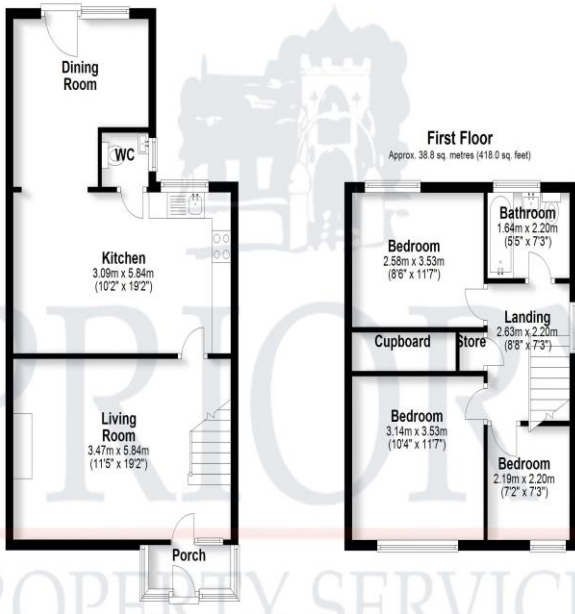
PROPERTY SERVICES

Biddulph's Award Winning Team





Approx. 53.0 sq. metres (570.7 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 PlanItUp.

Energy Performance Certificate



52, Leek Lane, Biddulph Moor, STOKE-ON-TRENT, ST8 7NX
 Dwelling type: Detached house Reference number: 0138-4031-7288-6661-0940
 Date of assessment: 07 August 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 August 2019 Total floor area: 74 m²

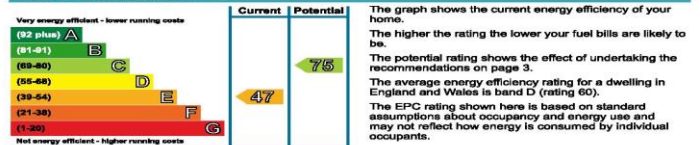
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,819
Over 3 years you could save	£ 1,296

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 2,397 over 3 years	£ 1,833 over 3 years	
Hot Water	£ 1,251 over 3 years	£ 519 over 3 years	
Totals	£ 3,819	£ 2,523	You could save £ 1,296 over 3 years

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



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	£ 345
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 159
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 243

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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.