



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Detached 'Rivermeade' Family Home With Modern Open Plan Living To The Lounge & Dining Area Plus uPVC Double Glazed Conservatory. Master Bed Has En-Suite Plus Family Bathroom & GF W.C. Great Location For Schools.



22 Oakfield Grove Biddulph ST8 6UH

£199,950

ENTRANCE HALL

Quality composite double glazed frosted door to the front elevation. Attractive part tiled reception area with quality 'timber effect' laminate flooring to the rest. Stairs allowing access to the first floor. Coving to the ceiling with ceiling light points. Door allowing access to the UTILITY/GARAGE.

UTILITY ROOM/GARAGE 17' 0" x 7' 8" approximately (5.18m x 2.34m)

Utility Area

Wall mounted (Ideal Classic) gas central heating boiler. Plumbing and space for washing machine. Power and light. Door allowing access into the entrance hall. Further door allowing access into the garage.

Garage

Up-and-over door towards the front elevation. Power and light.

GROUND FLOOR CLOAKROOM/W.C.

Modern suite comprising of a low level w.c. Wash hand basin set in a useful vanity unit with chrome coloured mixer tap and tiled splash back. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the side elevation.

KITCHEN 13' 2" x 8' 0" (4.01m x 2.44m)

Range of quality fitted eye and base level units, base units having work surfaces above with matching up-stands. Attractive tiled splash backs with various power points over the work surfaces. Built in stainless steel effect (Hotpoint) four ring gas hob with stainless steel effect splash back. Extractor fan/light above. Built in stainless steel fronted electric oven below. Stainless steel effect one and half bowl sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Small breakfast bar with panel radiator below. Tile effect flooring. Plumbing and space for washing machine. Plumbing and space for slim-line dishwasher. Ample space for free-standing fridge or freezer. Ceiling light point. Double glazed door to the side elevation. uPVC double glazed window to the front.

'L' SHAPED LOUNGE/DINING ROOM 19' 6" x 13' 2", narrowing to 8'8" (5.94m x 4.01m)

Quality 'timber effect' laminate flooring. Various low level power points. Stainless steel effect modern electric fire with timber fire surround, 'marble effect' inset and hearth. Two panel radiators. Various low level power points. Coving to the ceiling with centre ceiling light points. Door to under stairs store cupboard. Two uPVC double glazed sliding patio windows and doors, one allowing access to the timber deck at the rear, the other allowing easy access into the conservatory.

CONSERVATORY

Brick base and sloped roof construction. High level wall to one side (ideal for putting furniture against) with uPVC double glazed high level window above. uPVC double glazed windows to both the rear and side elevations with uPVC double glazed door allowing access out to the rear garden at the side. Television point. Low level power points.

FIRST FLOOR - LANDING

Turn flight stairs allowing access to the ground floor. Panel radiator. Ceiling light point. Loft access point. Cylinder cupboard. uPVC double glazed window towards the side elevation.

MASTER BEDROOM ('L' SHAPED) 11' 2" minimum measurement to wardrobe fronts x 10' 6" maximum (3.40m x 3.20m)

Built in wardrobes to the majority of one wall with side hanging rails and storage shelves above. Panel radiator. Low level power points. Centre ceiling light point. Television point. Door allowing access to the en-suite. Two uPVC double glazed windows to the front allowing pleasant views of the cul-de-sac.

EN-SUITE

Modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Tile effect flooring. Quality part tiled walls. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the side.

BEDROOM TWO ('L' SHAPED) 13' 0" maximum into the entrance recess area x 8' 6" (3.96m x 2.59m)

Panel radiator. Low level power points. Ceiling light point. Door to walk-in store cupboard with side hanging rail and storage shelf. uPVC double glazed window towards the rear. Entrance recess area.

BEDROOM THREE 8' 10" x 8' 6" minimum measurement excluding the entrance recess area (2.69m x 2.59m)

Panel radiator. Low level power points. Entrance recess area. Door to walk-in store cupboard with side hanging rail and storage shelf. Ceiling light point. uPVC double glazed window allowing pleasant views to the rear garden and views up towards 'Wicken Stone Rocks' on the horizon.

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

Modern '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 shower attachment. Quality part tiled walls. Panel radiator. Extractor fan. Ceiling light point. uPVC double glazed window towards the front elevation.

EXTERNALLY

The property is approached via a tarmac driveway, allowing off road parking for 2 vehicles side-by-side plus easy pedestrian access to the canopied entrance. Canopied entrance has lantern reception light. Well kept small lawned garden with well stocked flower and shrub border. Pedestrian, flagged gated access can be gained from either side of the property to the rear. One side has an outside water tap.

REAR ELEVATION

Good size timber decked area off the conservatory and lounge. Reception lighting. Landscaped lawned garden, set behind attractive brick walling. Gravelled patio towards the head of the garden. Good selection of mature shrubs and timber fencing forms the boundaries with views up towards 'Wicken Stone Rocks' on the horizon.

DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. At the lights turn left onto 'Park Lane' and continue to the mini roundabout, turning left onto 'St David's Way'. Continue down 'St Davids Way' turning 6th right onto Oakfield Grove, to where the property can be clearly identified by our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.

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Ground Floor
Approx. 655.5 sq. feet

First Floor
Approx. 461.8 sq. feet



Total area: approx. 1117.3 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



22, Oakfield Grove, Biddulph, STOKE-ON-TRENT, ST8 6UH
 Dwelling type: Detached house Reference number: 0139-2622-7560-9498-0641
 Date of assessment: 12 June 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 June 2018 Total floor area: 87 m²

Use this document to:

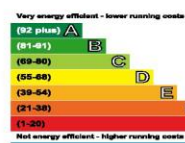
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,832
 Over 3 years you could save £ 615

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 192 over 3 years	
Heating	£ 2,115 over 3 years	£ 1,806 over 3 years	
Hot Water	£ 471 over 3 years	£ 219 over 3 years	
Totals	£ 2,832	£ 2,217	

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 Increase loft insulation to 270 mm	£100 - £350	£ 96
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 99
3 Low energy lighting for all fixed outlets	£20	£ 45

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.