



PRIORITY

PROPERTY SERVICES



3 Bedrooms. - Detached Bungalow Sitting On A Larger Than Average Plot & Located In The Highly Regarded Area Of Gillow Heath. Full Modernisation Required. No Upward Chain!



24 Wedgwood Lane Gillow Heath Biddulph ST8 6RL

£245,000

ENTRANCE PORCH

Double opening doors allowing access into the 'L' shaped entrance hall.

'L' SHAPED ENTRANCE HALL

uPVC double glazed door to the front. Panel radiator. Original tiled floor. Ceiling light point. Loft access point. Doors to principal rooms.

BEDROOM ONE (Bay Fronted) 13' 10" x 13' 10" maximum into the bay (4.21m x 4.21m)

Tiled surround. Panel radiator. Low level power point. Ceiling light point. Attractive walk-in bay with uPVC double glazed windows to the front elevation allowing views of the well kept landscaped garden and pleasant views over 'open countryside', towards Mow Cop at the front.

BEDROOM TWO (Bay Fronted) 13' 10" x 13' 10" maximum into the bay (4.21m x 4.21m)

Open fireplace set in a tiled surround and hearth. Panel radiator. Low level power point. Centre ceiling light point. Attractive walk-in bay with uPVC double glazed windows to the front allowing pleasant views of the landscaped gardens and views over open countryside towards 'Mow Cop' on the horizon.

BEDROOM THREE 11' 10" x 10' 8" (3.60m x 3.25m)

Open fireplace with tiled surround and hearth. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed windows to both the side and rear elevations.

BATHROOM 6' 10" x 6' 10" (2.08m x 2.08m)

Three piece suite comprising of a low level w.c. Wash hand basin set in a vanity unit with hot and cold taps and cupboard space below. Panel bath with hot and cold taps. Panel radiator. Former cylinder cupboard housing the wall mounted (Baxi) gas combination central heating boiler. Ceiling light point. uPVC double glazed frosted window to the rear.

BAY FRONTED LOUNGE/DINING ROOM 12' 2" x 10' 10" (3.71m x 3.30m)

Gas fire set on a tiled hearth. Panel radiator. Low level power point. Television point. Walk-in pantry with shelving. Further door allowing access with steps down to the lean-to kitchen. uPVC frosted window to the rear, plus walk in bay to the side with uPVC double glazed windows to both front, rear and side elevations.

LEAN- TO 'L' SHAPED KITCHEN 12' 10" x 9' 0" (3.91m x 2.74m)

Gas point. Stainless steel sink unit with drainer and mixer tap. Panel radiator. Ceiling light point. Both gas and electrical meter points. uPVC double glazed windows to the side and rear. Timber door allowing access to the uPVC brick base porch.

PORCH (To The Rear)

Brick base and sloping roof construction. uPVC double glazing and uPVC double glazed door allowing access to the garden.

EXTERNALLY

The property is approached via an original stone wall forming the front boundary. Much larger than average plot with a set of double opening wrought iron gates allowing pedestrian and vehicle access to the long driveway. Front garden is mainly laid to lawn with two good size lawned areas, the one to the right continues down towards the side of the property. Flagged and graveled driveway allowing extensive off road parking and easy vehicle access to the garage at the rear. Good size flagged patio area towards the front with canopied entrance. Good selection of well stocked mature shrubs and trees around the plot. Property offers pleasant views over towards 'open countryside' and 'Mow Cop' area on the horizon. Easy wide pedestrian access to either side off the property to the rear.

REAR ELEVATION

Mature garden with flagged and concrete patio surrounding the rear. Good size garden, mainly laid to lawn with well stocked flower and shrub borders. Privet hedging forms the boundaries. Partial views up towards 'Biddulph Moor'.

GARAGE

Pre-fabricated garage with up-and-over door to the front elevation.

OUTHOUSE

Brick built, pitched roof outhouse to one corner of the rear garden.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the traffic lights turn left onto 'Station Road'. Continue down to where the road joins 'Halls Road', continue around for a short distance to where the road becomes 'Wedgwood Lane', and the property can be clearly identified by our 'Priory Property Services Board' on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.

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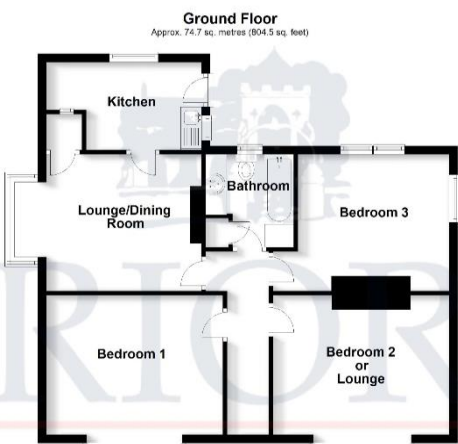
Please call our office on 01782 255552 for your free no obligation market appraisal.



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Biddulph's Award Winning Team





Total area: approx. 74.7 sq. metres (804.5 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 PlanIt.

Energy Performance Certificate

24, Wedgwood Lane, Gillow Heath, STOKE-ON-TRENT, ST8 6RL
 Dwelling type: Detached bungalow Reference number: 8090-0386-7129-4207-4983
 Date of assessment: 08 November 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 08 November 2018 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: £ 2,664
Over 3 years you could save £ 468

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 159 over 3 years	
Heating	£ 2,172 over 3 years	£ 1,842 over 3 years	
Hot Water	£ 288 over 3 years	£ 195 over 3 years	
Totals	£ 2,664	£ 2,196	You could save £ 468 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

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 117
2 Floor insulation (suspended floor)	£800 - £1,200	£ 216
3 Low energy lighting for all fixed outlets	£10	£ 39

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.