



3 Bedrooms. Detached Family Home Within A Great Location, Close To Local Countryside Walks & Shopping Facilities. Large Dining Kitchen & Lounge. G.F. W.C. & F.F. Bathroom. Ample Off Road Parking, Garage & Enclosed Rear Garden.



ENTRANCE HALL

uPVC door and window allowing access to the side elevation. Attractive 'timber effect' laminate flooring. Open stairwell allowing access to the first floor galleried landing. Under stairs recess with panel radiator. Low level power point. Telephone point. Ceiling light point. Door to walk-in store cupboard with shelving and housing the floor mounted gas central heating boiler.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with hot and cold taps and tiled splash back. Timber effect vinyl flooring. Ceiling light point. uPVC double glazed frosted window to the side elevation.

LOUNGE 15' 8" x 11' 0" (4.77m x 3.35m)

'Living Flame' gas fire set in an attractive timber surround with 'marble effect' inset and hearth. Television point. Panel radiator. Low level power points. Two ceiling light points. uPVC double glazed window towards the front elevation.

'L' SHAPED DINING KITCHEN 15' 8" in length x 12' 0", narrowing to 7' 8" in the dining area (4.77m x 3.65m)**KITCHEN AREA**

Range of quality fitted eye and base level units, base units having work surfaces above and various power points across the work surfaces. Built in four ring electric hob with circulator fan/light above. Built in oven and grill combined below. Built in fridge and freezer. Selection of drawer and cupboard space. Plumbing and space for washing machine. Quality vinyl tile effect flooring. Ceiling light point.

DINING AREA

Carpet to the flooring. Panel radiator. Low level power points. uPVC double glazed windows to the rear elevation. uPVC double glazed door allowing access and views to the rear.

FIRST FLOOR - GALLERIED LANDING

Stairs allowing access to the ground floor. Loft access point. Ceiling light point. Low level power points. uPVC double glazed window to the side allowing pleasant views of the cul-de-sac and views up towards 'Biddulph Moor' on the horizon.

MASTER BEDROOM 15' 8" x 12' 2" (4.77m x 3.71m)

Low level power points. Panel radiator. Ceiling light point. Two uPVC double glazed windows to the front elevation.

BEDROOM TWO 9' 2" x 8' 7" excluding the entrance recess area (2.79m x 2.61m)

Panel radiator. Low level power points. Built in wardrobe with side hanging rail and storage shelf above. uPVC double glazed window allowing pleasant views of the rear garden.

BEDROOM THREE 9' 0" minimum measurement excluding the entrance recess area x 7' 0" (2.74m x 2.13m)

Panel radiator. Low level power points. Ceiling light point. Built in wardrobe with side hanging rail and storage shelf above. Small entrance recess area. uPVC double glazed window towards the rear elevation allowing views over the garden.

FAMILY BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Panel bath with chrome coloured mixer tap, (Triton) electric shower over the bath and glazed shower screen. Part tiled walls. Panel radiator. Cylinder cupboard with slatted shelf above. uPVC double glazed frosted window towards the side elevation.

EXTERNALLY

The property is approached via a long tarmac driveway that allows ample off road parking to both the front and side elevations with easy access to the garage at the rear. Long front garden, mainly laid to lawn with established conifer hedging to one side.

REAR ELEVATION

The rear has a gravelled patio area that enjoys the majority of the all-day sun. Lawned garden with flagged pathway down the centre allowing easy pedestrian access to the head of the garden. Timber fencing forms the boundaries.

GARAGE

Brick built detached garage. uPVC door to the side. Double opening doors to the front elevation.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed straight across the roundabout onto (Haydon Park), 'Dorset Drive'. Continue down turning 3rd left onto 'Crofter Close' where the property can be clearly identified on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.

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Biddulph's Award Winning Team





Energy Performance Certificate

9, Crofter Close, Biddulph, STOKE-ON-TRENT, ST8 6SR

Dwelling type: Detached house

Reference number: 8106-5565-7729-7497-6483

Date of assessment: 18 April 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 18 April 2018

Total floor area: 85 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: £ 4,050

Over 3 years you could save £ 1,881

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 174 over 3 years	
Heating	£ 3,156 over 3 years	£ 1,779 over 3 years	
Hot Water	£ 600 over 3 years	£ 216 over 3 years	
Totals	£ 4,050	£ 2,169	You could save £ 1,881 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

A

B

C

D

E

F

G

Not energy efficient - higher running costs

Current

Potential

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	£ 771
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 228
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 66

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.

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Ground Floor

Approx. 56.8 sq. metres (607.9 sq. feet)

First Floor

Approx. 42.2 sq. metres (453.0 sq. feet)

Total area: approx. 98.8 sq. metres (1062.9 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.

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.