



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Extended Detached Bungalow Exceptionally Well Presented Throughout & Boasting Larger Than Average Accommodation. En-Suite To Master Bed. Property Is Located On A Large Plot With Enc. Garden, Garage & Ample Parking.



8 Gwyn Avenue Knypersley Biddulph ST8 7BW

£265,000

ENTRANCE HALL ('L' Shaped)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light points. Doors to principal rooms. uPVC double glazed door towards the front elevation.

MASTER BEDROOM 12' 0" maximum x 10' 10 (3.65m x 3.30m)

Entrance recess area. Door allowing access to en-suite. Ceiling light points. uPVC double glazed bow window towards the front elevation.

EN-SUITE SHOWER/W.C.

Wash hand basin. W.C. Shower cubicle with wall mounted electric shower. Ceiling light point. Upvc double glazed window towards the side elevation. Wall heater. Chrome coloured ladder radiator. New modern tiled walls and floor.

BEDROOM TWO 13' 6" x 10' 0 (4.11m x 3.05m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the front elevation.

BEDROOM THREE 8' 10" x 7' 0 (2.69m x 2.13m)

Panel radiator. Low level power points. Telephone point. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the side elevation.

FAMILY BATHROOM 14' 2" x 6' 0 (4.31m x 1.83m)

Large extended family bathroom with white suite comprising of a low level w.c. Twin sink unit set in an attractive vanity cupboard with chrome coloured mixer taps. Matching mirrors. Panel bath with chrome coloured mixer tap. Attractive tiled walls and floor. Panel radiator. Inset ceiling lights. Extractor fan. Large glazed shower cubicle with tray. Wall mounted mixer shower. uPVC double glazed frosted window towards the rear elevation.

EXTENDED LOUNGE 26' 0" x 12' 0 (7.92m x 3.65m)

Modern 'Living flame' gas fire set in an attractive chimney breast. Television points. Low level power points. Coving to the ceiling with ceiling light points. Panel radiator. uPVC double glazed window towards the side elevation. uPVC double glazed, double opening 'french doors' and windows allowing access and views towards the rear garden.

EXTENDED DINING KITCHEN 26' 0" in length maximum x 11' 10 (7.92m x 3.60m)

Range of modern fitted eye and base level units. Base units having extensive 'high gloss' work surfaces over. Attractive tiled splash backs with power points and down lighting. Built in high level electric double oven. Built in electric hob with circulator fan/light above. One and half bowl sink unit with drainer and mixer tap. Excellent selection of drawer and cupboard space. Two panel radiators. Built in fridge and freezer into the base units. Built in dishwasher. Attractive 'timber effect' laminate flooring. Panel radiator. Power points. Ceiling light points. Two uPVC double glazed windows to one side. uPVC door allowing access onto the driveway at the side. Stable door allowing access to the utility room.

UTILITY ROOM 8' 2" x 5' 4 (2.49m x 1.62m)

Stable door allowing access into the kitchen. Panel radiator. Built in base units with work surfaces above. Tiled walls. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for an automatic washing machine. Space for dryer under the units. Tiled floor. Ceiling light point. uPVC double glazed window to the side. uPVC double glazed door towards the rear elevation. Door allowing access into the boiler room with wall mounted (British Gas) gas central heating boiler.

CLOAKROOM/W.C.

Low level w.c. Wash hand basin with mixer tap. Tiled walls. Ceiling light point. uPVC double glazed window towards the rear. Sliding door allowing access. Further door to the rear elevation.

FORMER GARAGE 17' 0" x 8' 6 (5.18m x 2.59m)

Panel radiator. Television point. Low level power points. Inset ceiling light points. uPVC double glazed window to the front elevation.

EXTERNALLY

The front is approached via an extensive tarmac driveway that allows ample off road parking and continues down towards the side with easy access to the garage at the rear.

REAR ELEVATION

The rear has a paved patio that surrounds the property with easy pedestrian access to the front from both sides. Flat lawned garden with established trees and shrubs. Boundaries are formed by a mixture of timber fencing and hedgerows.

GARAGE

Garage to the rear elevation. Double opening doors to the front elevation. Power and light.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass, turning left at 'Knypersley' traffic lights onto 'Park Lane'. Continue to the mini roundabout and turn right onto 'Mill Hayes Road'. Continue down turning first right onto 'Colwyn Drive'. Turning right onto 'Gwyn Avenue' to where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the agent.



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Ground Floor



Energy Performance Certificate



8, Gwyn Avenue, Knypersley, STOKE-ON-TRENT, ST8 7BW
 Dwelling type: Detached bungalow Reference number: 0016-2896-7625-9304-1945
 Date of assessment: 06 February 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 February 2014 Total floor area: 119 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:	£ 3,021
Over 3 years you could save	£ 510

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 192 over 3 years	<p>You could save £ 510 over 3 years</p>
Heating	£ 2,289 over 3 years	£ 2,070 over 3 years	
Hot Water	£ 369 over 3 years	£ 249 over 3 years	
Totals	£ 3,021	£ 2,511	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 252	
2 Low energy lighting for all fixed outlets	£85	£ 144	
3 Solar water heating	£4,000 - £6,000	£ 114	

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.