



2 Bedrooms. Stunning Semi Detached Home Within A Popular Residential Neighbourhood & Boasting A Beautiful Landscaped Rear Garden. Entrance Hall. Through Lounge Diner. Quality Fitted Kitchen & Utility Room. F.F. Bathroom & Separate W.C.



ENTRANCE HALL

Modern composite door to the front elevation. Quality timber effect laminate flooring. Open spindle turn flight stairs to the first floor galleried landing with uPVC double glazed window on the half landing. Useful under stairs recess area. Panel radiator. Coving to the ceiling with ceiling light point.

THROUGH LOUNGE DINER**Lounge Area** 14' 6" x 12' 0" (4.42m x 3.65m)

Living Flame gas fire set in an attractive modern surround, inset and hearth. Television and telephone points. Panel radiator. Quality timber effect laminate flooring that continues into the dining area. Coving to the ceiling with wall and ceiling light points. Upvc double glazed window to the front elevation. Large archway into the dining area. Part glazed door into the entrance hall.

Dining Area 10' 2" x 7' 2" (3.10m x 2.18m)

Quality timber effect laminate flooring. Panel radiator. Low level power point. Coving to the ceiling with ceiling light point. Large archway into the lounge. Part glazed door into the kitchen. uPVC double glazed patio door and window allowing access and views to the rear garden.

KITCHEN 10' 2" x 8' 4" (3.10m x 2.54m)

Excellent selection of quality fitted modern eye and base level units, base units having work surfaces above. Various power points over the work surfaces. Built in modern four ring gas hob. Modern circulator fan/light above. (New-World) modern double electric oven below. Built in fridge into the base units. Excellent selection of drawer and cupboard space. Stainless steel (Franki) sink unit with drainer and mixer tap. Panel radiator. Vinyl timber effect floor. Inset ceiling lights. Part glazed door allowing access to the dining room. uPVC double glazed window to the side. Further part glazed door allowing access to the utility room.

UTILITY ROOM 8' 4" x 6' 6" (2.54m x 1.98m)

Range of fitted eye and base level units, base units having work surfaces above. Plumbing and space for washing machine. Space for fridge or freezer. Panel radiator. Ceiling light point. Modern double glazed composite door to the side elevation. uPVC double glazed window to the rear.

FIRST FLOOR - LANDING

Turn flight stairs to the ground floor. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation. Former cylinder cupboard with slatted shelves. Doors to principal rooms.

BEDROOM ONE 12' 0" maximum into the wardrobes x 11' 2" (3.65m x 3.40m)

Quality selection of modern built in wardrobes with sliding fronts. Low level power points. Inset ceiling light. Panel radiator. Upvc double glazed window to the front allowing pleasant views down towards the Biddulph Valley, towards Congleton Edge on the horizon.

BEDROOM TWO 12' 0" x 10' 6" (3.65m x 3.20m)

Panel radiator. Low level power points. Television point. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden.

BATHROOM 6' 4" x 5' 4" (1.93m x 1.62m)

Two piece white suite comprising of a wash hand basin with half pedestal and chrome coloured mixer tap. Fitted mirrored cupboard with glazed shelf above. Shower bath with chrome coloured mixer tap, wall mounted electric shower and glazed shower screen. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the rear elevation.

W.C.

Low level w.c. Panel radiator. Ceiling light point. uPVC double glazed frosted window towards the side.

EXTERNALLY

The property is approached via a driveway allowing off road parking for 2/3 vehicles approximately side-by-side. Secure gated access down towards the side, which allows easy pedestrian access to the rear.

REAR ELEVATION

Secure gravelled pathway allowing gated access to the front. Outside water tap. Door allowing access to the utility room. Timber decked area that surrounds the rear of the property. Step leading up to a beautiful landscaped garden with centre block paved area with meandering paths off. Flagged pathway edged in astro turf, leading to access to the head of the garden with large elevated timber decked area. Pitched roof shed that has door to the front and power. Further log cabin style summer house. Well maintained flower and shrub beds with a mixture of mature shrubs.

SUMMER HOUSE

Pitched roof construction. With double opening doors to the front. Power and light. Window to the front.

DIRECTIONS

From our offices proceed South along the (A527) High Street, turning left onto 'Well Street'. Proceed over the cross roads and turn 4th left into 'Highfield Road East'. The property can be clearly identified by our 'Priory Property Services' board on the left hand side.

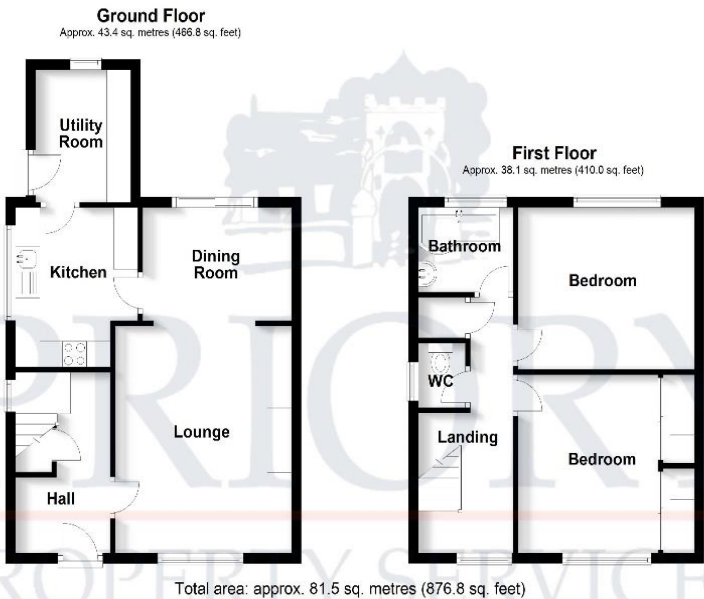
VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





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 HM Government

37, Highfield Road West, Biddulph, STOKE-ON-TRENT, ST8 6HB

Dwelling type: Semi-detached house
Date of assessment: 27 March 2019
Date of certificate: 27 March 2019

Reference number: 0660-2833-7376-9621-1395
Type of assessment: RdSAP, existing dwelling
Total floor area: 81 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:		£ 3,225
Over 3 years you could save		£ 675

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 2,691 over 3 years	£ 2,133 over 3 years	
Hot Water	£ 333 over 3 years	£ 216 over 3 years	
Totals	£ 3,225	£ 2,550	You could save £ 675 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			
(1-10) 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 50).
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	£ 78
2 Internal or external wall insulation	£4,000 - £14,000	£ 144
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 144

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.