



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Semi Detached Family Home In Need Of Selective Modernisation & With No Upward Chain. Entrance Hall, 'L' Shaped Lounge Diner & Fitted Breakfast Kitchen. First Floor Family Bathroom. Off Road Parking. Gardens To Front & Rear.



St Johns Road Biddulph ST8 6ET

£85,000

ENTRANCE HALL

uPVC double glazed door to the front allowing access. Turn flight stairs allowing access to the first floor. uPVC double glazed window to the side. Panel radiator. Ceiling light point. uPVC double glazed door to the front.

'L' SHAPED THROUGH LOUNGE DINER 17' 10" in length x 15' 6" at its widest point, narrowing to 9'2" (5.43m x 4.72m)
Wall mounted coal burner set in a tiled surround and hearth. Panel radiator. Low level power points. Coving to the ceiling with ceiling light points. uPVC double glazed windows to both the front and rear elevations.

KITCHEN 11' 10" x 8' 4" (3.60m x 2.54m)

Range of fitted eye and base level units, base units with work surfaces above and tiled splash backs. Slide in (Leisure) gas cooker. Stainless steel sink unit with drainer and mixer tap. (Siemens) washing machine. Ceiling light point. uPVC double glazed window to the rear elevation overlooking the garden. uPVC double glazed door to the side. Sliding door to a walk-in under stairs store cupboard.

WALK-IN UNDER STAIRS STORE CUPBOARD

Sliding door to a useful under stairs store cupboard with light.

FIRST FLOOR - LANDING

Turn flight stairs to the ground floor. Double glazed window to the side. Loft access point. Doors to principal rooms.

BEDROOM ONE 14' 0" x 9' 4" (4.26m x 2.84m)

Panel radiator. Low level power point. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front.

BEDROOM TWO ('L' Shaped) 14' 2" max. into the entrance recess x 8' 2" (4.31m x 2.49m)

Panel radiator. Built in cylinder cupboard. Ceiling light point. uPVC double glazed window to the rear.

BEDROOM THREE 9' 2" x 6' 0" (2.79m x 1.83m)

Panel radiator. Over stairs store cupboard. Ceiling light point. uPVC double glazed window to the front.

BATHROOM 9' 0" x 5' 6" (2.74m x 1.68m)

Three piece white suite comprising of a low level w.c. Wash hand basin with hot and cold taps. Panel bath with chrome coloured mixer tap and shower attachment. Panel radiator. Ceiling light point. uPVC double glazed frosted windows to both the side and rear elevations.

EXTERNALLY

The property is approached via a dropped kerb allowing vehicle access to a concrete and flagged private driveway. Front garden is mainly laid to lawn. Gated flagged access down one side of the property to the rear.

REAR ELEVATION

The rear has a lawned garden and flagged patio areas with hard standing for timber shed at the head of the garden. Boundaries are formed by timber fencing. Garden is ready for landscaping.

DIRECTIONS

Head South along the Biddulph By Pass towards Knypersley. At the 2nd roundabout turn left onto 'St Johns Road'. Continue to the roundabout and go straight across to where the property can be located via our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN**DO YOU HAVE A PROPERTY TO SELL?**

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

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PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate

123, St Johns Road, Biddulph, STOKE-ON-TRENT, ST8 6ET

Dwelling type: Semi-detached house Reference number: 09195-4005-1272-118C-D104
 Date of assessment: 11 February 2022 Type of assessment: RdSAP existing dwelling
 Date of certificate: 12 February 2020 Total floor area: 78 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 top priority measures.

Estimated energy costs of dwelling for 3 years: £ 4,632

Over 3 years you could save: £ 2,767

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting £ 212 over 3 years	£ 212 over 3 years	£ 0 over 3 years
Heating £ 3,492 over 3 years	£ 1,418 over 3 years	£ 2,074 over 3 years
Hot Water £ 827 over 3 years	£ 213 over 3 years	£ 614 over 3 years
Totals £ 4,632	£ 1,876	£ 2,757

These figures show how much the average household would spend on energy for heating, lighting and hot water if it had based on energy use by typical households. It is a measure of energy use for running appliances like TVs, computers and cookers, and electricity generated by photovoltaic generation.

Energy Efficiency Rating

The graph shows the current energy efficiency of your house.

Energy efficiency class	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (13-28)		

The graph shows the current energy efficiency of your house. The figure shows the rating the lower your rating the less likely to be. The potential rating shows the effect of undertaking the recommended measures on page 2.

The average amount of energy used for a dwelling is 100 kWh per year. Values in excess of 100 kWh per year are considered to be high.

The EPC rating above here is based on weighted energy use and energy efficiency. It does not take into account the type of energy used or the way it is used.

For more information on energy efficiency, visit www.prioryproperty.com

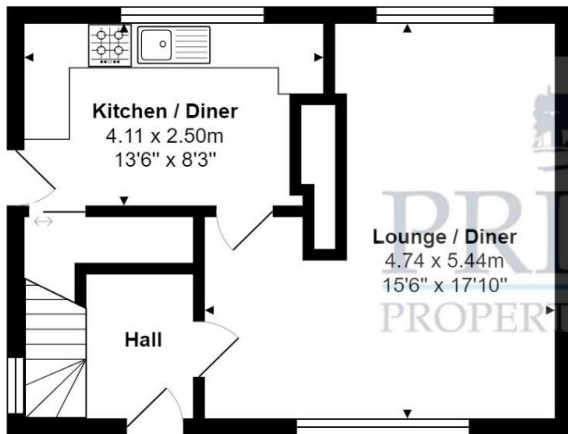
Top actions you can take to save money and make your home more efficient:

Recommended measures	Indicative cost	Typical savings over 3 years
1. cavity wall insulation	£500 - £1,500	£ 661
2. floor slab insulation	£200 - £500	£ 372
3. door insulation (external doors)	£5,000 - £6,000	£ 273

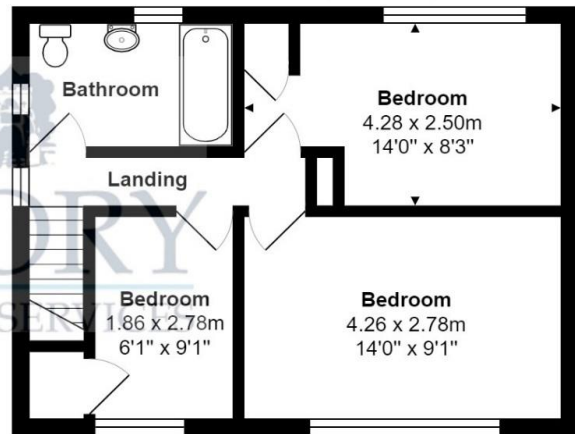
See page 3 for a full list of recommendations for this property.

To receive advice on other measures you can take to reduce your energy bills, visit www.prioryproperty.com or call 01829 566644. The Green Deal may enable you to make your home more energy efficient.

All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed



Ground Floor



First Floor

Total Area: 78.1 m² ... 841 ft²

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.