



PRIORY

PROPERTY SERVICES



3 Bedrooms. 3 Bedrooms. Semi Detached Family Home In Great Order Throughout With Modern Fitted Dining Kitchen. 'L' Shaped Through Lounge With uPVC D.G. Conservatory Off. Modern First Floor Shower Rm. Low Maintenance Garden.



7 Lord Street Biddulph ST8 7DQ

£129,950

ENTRANCE PORCH

uPVC double glazed, double opening 'french doors' allowing access. Upvc double glazed windows to both side and front elevations. Ceiling light point. Tiled floor. uPVC door allowing access to the entrance hall.

ENTRANCE HALL

Panel radiator. Low level telephone point. Turn stairs allowing access to the first floor with uPVC double glazed window on the half landing. Ceiling light point. Doors to principal rooms.

DINING KITCHEN 11' 6" x 11' 2" (3.50m x 3.40m)

Recently fitted, quality 'high gloss' eye and base level units, base units having 'timber effect' modern work surface above with attractive tiled splash backs. Various power points across the work surfaces. Built in (Zanussi) four ring gas hob with stainless steel circulator fan/light above. Built in (Zanussi) electric, fan assisted oven and grill at eye level. Stainless steel one and half bowl sink unit with drainer and mixer tap. Excellent selection of drawer and cupboard space including corner carousel unit. Built in fridge and freezer. Large pull-out larder with shelving. Plumbing and space for washing machine. Panel radiator. Double opening doors to a walk-in pantry with side hanging rail and shelving. Ceiling light points. uPVC double glazed window and door to the rear elevation.

'L' SHAPED THROUGH LOUNGE 17' 8" x 11' 8" narrowing to 9'2" (5.38m x 3.55m)

Panel radiator. Gas fire set in an attractive 'timber surround' with 'marble effect' inset and hearth. Television point. Low level power points. Coving to the ceiling with centre ceiling light point. Door allowing access to the entrance hall. Attractive uPVC double glazed bow window to the front elevation. Double glazed sliding patio window and door allowing access and views into the conservatory.

CONSERVATORY 13' 0" x 9' 2" (3.96m x 2.79m)

Brick base and pitched roof construction. Power and light. Panel radiator. Television point. Centre ceiling light and fan. uPVC double glazed windows to both the side and rear elevations. uPVC double glazed, double opening 'French doors' allowing access out to the side.

FIRST FLOOR - LANDING

Turn flight stairs to the ground floor. Panel radiator. Loft access point. Cylinder cupboard with modern (Glow-Worm) gas central heating boiler. Doors to principal rooms.

BEDROOM ONE 14' 0" maximum into the wardrobes x 9' 8" maximum (4.26m x 2.94m)

Excellent selection of quality built in bedroom furniture with various double opening doors, incorporating side hanging rails, storage shelving and hidden drawers. Dressing table with drawer set. Matching bedside cabinets. Panel radiator. Ceiling light point. uPVC double glazed bow window to the front elevation.

BEDROOM TWO 10' 8" x 7' 10" (3.25m x 2.39m)

Quality fitted wardrobes with side hanging rails, over bed storage cabinet and matching bedside drawer set. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views of the garden and partial views down towards 'Mow Cop' and 'Congleton Edge' on the horizon.

BEDROOM THREE 9' 4" x 6' 0" (2.84m x 1.83m)

Built in quality bedroom furniture with side hanging rails and storage cupboards. Panel radiator. Low level power points. Over stairs store cupboard with shelving. uPVC double glazed window towards the front elevation.

BATHROOM 9' 4" x 5' 6" (2.84m x 1.68m)

Modern suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with cupboard space below and chrome coloured mixer tap. Large shower cubicle with wall mounted (Mira) mixer shower. Attractive tiled walls and floor. Panel radiator. Coving to the ceiling with ceiling light point. Extractor fan. uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

The property is approached via a set of double gate posts and quality pressed concrete driveway, providing ample off road parking. Raised low maintenance shrub bed to one side. Gated flagged access down one side of the property where there is further gated access to the rear.

REAR ELEVATION

The rear has a low maintenance extensive flagged patio garden that surrounds the conservatory. Gated access to the front elevation. Lantern reception light. Outside water tap. Flagged pathway meanders around to the corner of the conservatory, where there is a further step up to a good size stone effect flagged patio with pleasant views over towards 'Mow Cop' on the horizon. Further step to a long elevated low maintenance flagged garden with well stocked flower and shrub borders to one side. Hard standing for timber shed (if required). Sectional out-house towards the head of the garden with door to the front and window to the side.

DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knipersley'. Turn left at the 2nd roundabout onto 'St Johns' Road. Proceed to the roundabout and turn right onto 'Church Road', then immediately left onto 'Lord Street' where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

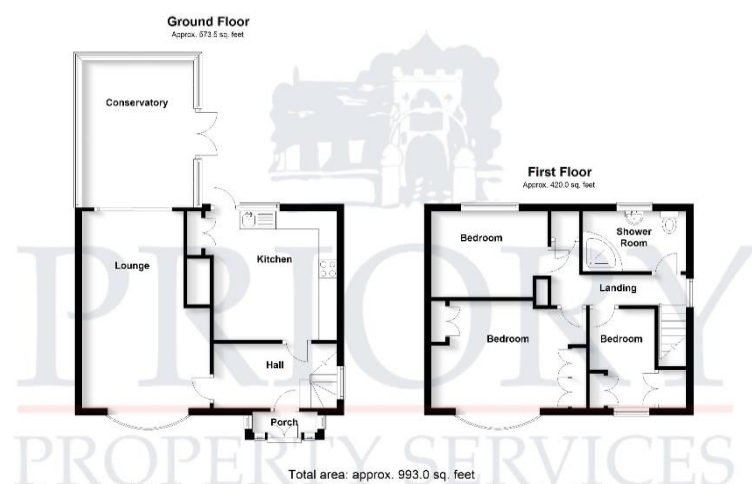
SOLAR PANELS

This property benefits from 'Solar Panels' therefore reducing household costs. Please confirm all the relevant paperwork with your legal representative before committing to purchase.



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

7, Lord Street, Biddulph, STOKE-ON-TRENT, ST8 7DQ
 Dwelling type: Semi-detached house Reference number: 8768-7926-2130-9739-6996
 Date of assessment: 11 June 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 June 2018 Total floor area: 78 m²

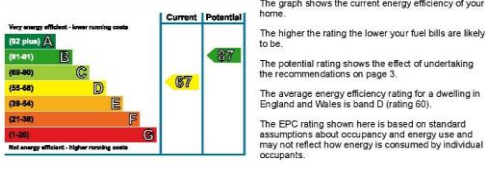
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,312
Over 3 years you could save	£ 1,536

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 165 over 3 years	
Heating	£ 2,445 over 3 years	£ 1,388 over 3 years	
Hot Water	£ 591 over 3 years	£ 213 over 3 years	
Totals	£ 3,312	£ 1,776	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Increase loft insulation to 270 mm	£100 - £350	£ 108
2. Cavity wall insulation	£600 - £1,500	£ 513
3. Floor insulation (solid floor)	£4,000 - £8,000	£ 156

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.