



PRIORY

PROPERTY SERVICES



3 Bedrooms. Large Detached Family Home In Need Of Selective Modernisation. Located In A Popular Residential Area Close To Country Walks & Easy Access To The Town Centre & Local Amenities. No Upward Chain. Viewing Advised.



Coopers Way Biddulph Biddulph ST8 6SS

£180,000

ENTRANCE HALL

Open stairs allowing access to the first floor galleried landing. Under-stairs recessed area with low level power point. Panel radiator. Covings to the ceiling with ceiling light point. Doors to principal rooms. Large walk-in under-stairs store cloaks cupboard with ceiling light point and shelving.

GROUND FLOOR W.C.

Low level w.c. Wash hand basin. Ceiling light point. uPVC double glazed window to the side.

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

Modern living flame gas fire set in an attractive timber surround with decorative marble inset and hearth. Panel radiator. Wall and ceiling light points. Covings to the ceiling. uPVC double glazed window to the front.

DINING ROOM 8' 2" x 8' 0" (2.49m x 2.44m)

Panel radiator. Entrance recess area. Covings to the ceiling with ceiling light point. Double glazed sliding patio door allowing access and views to the rear garden.

KITCHEN 11' 10" x 7' 4" (3.60m x 2.23m)

Range of fitted eye and base level units. Base units having work surfaces above. Tile splash-backs. Power points over the surfaces. Stainless steel sink unit with drainer and mixer tap. Built-in four ring gas hob. Built-in modern Hotpoint electric double oven. Plumbing and space for washing machine. Good selection of drawer and cupboard space. Ceiling light point. Single glazed window and door allowing access to the rear conservatory.

CONSERVATORY

Lean-to conservatory with sloped roof. uPVC double glazed windows to the both the side and rear. uPVC double glazed door allowing access to the garden.

LANDING

Galleried landing with stairs allowing access to the ground floor. Low level power point. Loft access point. Doors to principal rooms. uPVC double glazed window to the side allowing lovely views over the cul-de-sac and panoramic views over the Biddulph Valley towards Biddulph Moor on the horizon.

BEDROOM 1 15' 10" maximum into the wardrobes x 12' 0" maximum (4.82m x 3.65m)

L-shaped. Built-in wardrobes with double opening doors. Matching bed side cabinets and dressing table. Panel radiator. Two uPVC double glazed windows to the front elevation.

BEDROOM 2 9' 0" minimum excluding entrance recess x 8' 6" (2.74m x 2.59m)

Recess entrance area. Panel radiator. Low level power points. Built-in store cupboard. Covings to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views to the garden and partial views up towards Biddulph on the horizon.

BEDROOM 3 9' 2" minimum excluding recess entrance area x 7' 2" (2.79m x 2.18m)

Recess entrance area. Built-in storage cupboard. Covings to the ceiling with ceiling light point. Panel radiator. uPVC double glazed window to the rear allowing partial views up towards Biddulph and Knypersley on the horizon.

BATHROOM 9' 10" x 5' 4" (2.99m x 1.62m) approx.

Three piece suite comprising low level w.c. Pedestal wash hand basin with hot and cold taps. Step up to a bath area with sunken bath. Chrome coloured mixer tap and shower attachment. Step down shower area with wall mounted chrome coloured mixer shower. Built in store cupboard housing the wall mounted gas central heating combination boiler. uPVC double glazed frosted window to the side.

EXTERNALLY

The property is approached via a long tarmac driveway that continues down towards the side. Allows ample off road parking. Easy access to the garage at the rear. Front garden is low maintenance with low level brick wall forming the boundary. Landscaped gravel feature front garden. Rear garden has a relatively low maintenance flagged patio with gravel border towards the head of the garden. In need of landscaping in parts. Brick built garage with up and over door towards the front elevation.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed straight across onto (Haydon Park) 'Dorset Drive'. Continue down and turn 4th left onto 'Coopers Way' where the property can be clearly identified on the left hand side by our 'Priory Property Services' board.

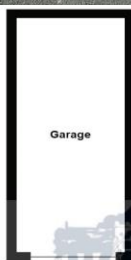
VIEWING

Is strictly by appointment via the selling agent.

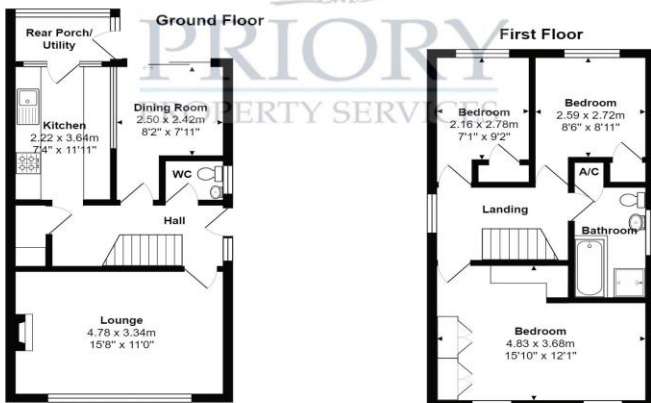


Biddulph's Award Winning Team





Total Area: 109.1 m² ... 1174 ft²
 All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed



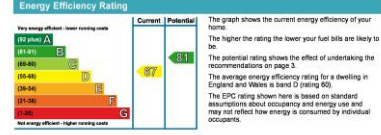
Energy Performance Certificate

17, Coopers Way, Biddulph, STOKE-ON-TRENT, ST8 6SS
 Dwelling type: Detached house Reference number: 8720-7123-7460-3160-8226
 Date of assessment: 20 July 2020 Type of assessment: RdSAP existing dwelling
 Date of certificate: 26 July 2020 Total floor area: 88 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:		£ 2,637
Over 3 years you could save:		£ 366
Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting: £ 330 over 3 years	£ 210 over 3 years	
Heating: £ 2,007 over 3 years	£ 1,851 over 3 years	
Hot Water: £ 300 over 3 years	£ 210 over 3 years	
Totals : £ 2,637	£ 2,271	

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.



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 171
2 Low energy lighting for all fixed outlets	£35	£ 108
3 Solar water heating	£4,000 - £8,000	£ 90

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

To receive advice on what measures you can take to reduce your energy bills, visit www.trysapenergyadvice.org.uk or call freephone 0800 444832. The Green Deal four decade plan 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.