



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Detached House - Beautifully Maintained & Presented Both Internally & Externally. Master Bed With En-Suite B/room. G.F. Shower Rm. uPVC D/Glazed Conservatory Off The Dining Area. Modern Kitchen. Garage & Parking.



435 New Street Biddulph Moor ST8 7NG

£199,950

ENTRANCE HALL

Timber effect laminate flooring. Panel radiator. Stairs with new fitted carpet allowing access to the first floor landing with new carpet. Telephone point. Low level power point. uPVC double glazed windows and door to the side elevation allowing access. Coving to the ceiling with inset ceiling lights. Solid oak doors allowing access to principal rooms and solid oak bi-fold door to store cupboard.

GROUND FLOOR SHOWER ROOM 8' 0" x 5' 2" (2.44m x 1.57m)

Quality fitted suite comprising of a low level w.c. Wash hand basin set in an attractive light oak vanity unit with cupboard space below, shelving, chrome coloured mixer tap and fitted mirror above. Large double shower with (Triton) electric shower and glazed shower screen. Quality modern tiled walls and vinyl floor. Chrome coloured modern towel rail. Inset ceiling lights. uPVC double glazed frosted window to the side elevation. Roller blind included.

LOUNGE 13' 4" x 11' 6" (4.06m x 3.50m)

Quality 'timber effect' laminate flooring. (Dimplex Optimyst) log effect electric fire. Panel radiator. Low level power points. Television point. Coving to the ceiling with inset ceiling lights. uPVC bow window towards the front elevation. Wooden blinds included in the sale.

DINING ROOM - (Off The Kitchen) 10' 2" x 8' 8" (3.10m x 2.64m)

Quality 'timber effect' flooring. Panel radiator. Low level power points. Coving to the ceiling with inset ceiling lights. Archway leading into the kitchen. Solid oak door to the entrance hall. Large archway allowing access into the conservatory.

KITCHEN 10' 10" x 7' 10" both measurements are maximum and into the units (3.30m x 2.39m)

Range of quality fitted eye and base level units, base units having 'high gloss' work surfaces above with attractive tiled splash backs. Various power points over the work surfaces. Good selection of drawer and cupboard space. Range style slide-in electric cooker with stainless steel modern circulator fan/light above. Plumbing and space for washing machine. Plumbing and space for dishwasher. Ample space for free-standing fridge or freezer. Quality laminate flooring. Coving to the ceiling with ceiling light points. uPVC double glazed frosted door to the side elevation. Archway into the dining room. uPVC double glazed window allowing pleasant views of the landscaped garden to the rear. Roman blind included.

CONSERVATORY 9' 10" x 9' 10" (2.99m x 2.99m)

Upvc double glazed and pitched roof construction. uPVC double glazed windows to both side and rear elevations. uPVC double glazed, double opening 'French doors' to one side allowing easy pedestrian access to the flagged patio. Two panel radiators. Quality 'timber effect' laminate flooring. Wall and floor mounted power points. Fitted blinds.

FIRST FLOOR - LANDING

Stairs to the ground floor. Panel radiator. Coving to the ceiling with centre ceiling light point. Loft access point with retractable ladder, loft is partially boarded and has light.

uPVC double glazed window to the side. Doors to principal rooms.

MASTER BEDROOM 14' 0" x 13' 4" (4.26m x 4.06m)

New fitted carpet. Panel radiator. Low level power points. Coving to the ceiling with ceiling light points. Entrance leading into the en-suite. uPVC double glazed window to the front allowing pleasant views over the neighbouring properties and partial views onto 'rural farmland'. Wooden blinds included.

EN-SUITE BATHROOM

Modern 'white' suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps. Panel bath with hot and cold taps. Attractive tiled flooring. Part timber panelling to the walls. Inset ceiling lights. Panel radiator.

BEDROOM TWO 13' 8" x 10' 4" (4.16m x 3.15m)

New fitted carpet. Walk-in wardrobe with radiator and hanging rails. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing pleasant views to the rear. Roller blinds included.

BEDROOM THREE 10' 4" x 9' 6" (3.15m x 2.89m)

Panel radiator. Low level power points. Ceiling light points. uPVC double glazed window to the rear. Roller blinds included.

INTEGRAL GARAGE 16' 4" x 8' 0" at its widest pointy, approximately (4.97m x 2.44m)

Up-and-over door to the front elevation. uPVC door and window to the side elevation. Power and light. (Worcester Bosch) oil central heating boiler fitted 1 year ago towards the rear of the garage.

EXTERNALLY

The property is approached via a set of attractive modern brick gate posts and wall allowing access to an extensive tarmac driveway edged in block pavers. Driveway allows ample off road parking for approximately 5/6 vehicles. Easy vehicle access to the integral garage. Canopied area with inset lighting. Well kept wide flagged pathways to either side of the property, allowing easy pedestrian access to the rear. To one side the flagged pathway allows access to the main entrance. Oil storage tank and timber fencing to one boundary. To the other there is gated access to the side door into the kitchen. Lantern reception lights. Easy pedestrian access to the rear.

REAR ELEVATION

The rear has a flagged patio area that surrounds the conservatory. Easy pedestrian access to the front from either side of the property. Steps up to a laid to lawn garden with well kept borders. Hard standing for timber shed (Nb. vendor informs us that the timber shed is to be included in the sale). Timber fencing forms the boundaries. Security lighting.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass, towards Knypersley Traffic Lights. Turn left onto Park Lane and continue up over the mini roundabout towards 'Biddulph Moor' to where the property can be clearly identified by our 'Priory Property Services' board on the left hand side.

VIEWING

Is strictly via appointment with the agent.

PLEASE NOTE:

Vendor informs us that the new boiler & new radiators cost just under £5,000.

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Energy Performance Certificate



435, New Street, Biddulph Moor, STOKE-ON-TRENT, ST8 7NG

Dwelling type: Detached bungalow	Reference number: 8909-4214-7729-7897-1163
Date of assessment: 19 September 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 19 September 2016	Total floor area: 111 m ²

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:	£ 5,064
Over 3 years you could save	£ 2,619

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 387 over 3 years	£ 198 over 3 years	
Heating	£ 4,221 over 3 years	£ 1,770 over 3 years	
Hot Water	£ 456 over 3 years	£ 477 over 3 years	
Totals	£ 5,064	£ 2,445	You could save £ 2,619 over 3 years

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		76
Not energy efficient - higher running costs		

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 60).

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 Room-in-roof insulation	£1,500 - £2,700	£ 1,365	✔
2 Cavity wall insulation	£500 - £1,500	£ 396	✔
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 222	✔

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.