



2 Bedrooms. Detached Bungalow In A Prime Location With No Upward Chain & With Great Potential For Further Modernisation To Enhance This Property. Ent. Hall. Two Reception Rooms. Kitchen & Bathroom. Gardens & Off Road Parking.



ENTRANCE PORCH

Tiled floor. Feature archway. Double glazed windows to both the side and front with a double glazed sliding door allowing access. Ceiling light point. 'Original' part leaded door allowing access into the entrance hall.

ENTRANCE HALL

Panel radiator. Low level power point. Ceiling light point. Doors to principal rooms.

BAY FRONTED LOUNGE 13' 4" maximum into the bay x 12' 0" (4.06m x 3.65m)

Panel radiator. Low level power points. Both wall and ceiling light points. 'Open fire' with timber surround, tiled inset and hearth. Walk-in bay with secondary glazed window to the front elevation.

SITTING ROOM 11' 10" maximum into the chimney recess x 11' 0" (3.60m x 3.35m)

'Living Flame' gas fire set in an attractive timber surround with decorative 'marble effect' inset and hearth. Two panel radiators. Low level power points. Telephone point. Secondary glazed frosted window to the side elevation. Ceiling light point. Door to walk-in pantry with shelving, wall light point, tiled floor, single glazed frosted window to the front and houses the electric meter point and fuse box. Sitting room has ceiling light point. Part glazed door to the entrance hall. Double glazed window to the rear.

KITCHEN 10' 8" x 6' 2" (3.25m x 1.88m)

Galley kitchen with eye and base level units, base units having work surfaces above. Power point over the work surface. Stainless steel sink unit with drainer and mixer tap. (Indesit) electric cooker. Plumbing and space for washing machine. Space for fridge. (Creda) dryer. Tiled floor. Ceiling light point. Wall mounted (Glow-Worm) gas central heating boiler. Upvc double glazed door to the side elevation allowing access to the garden. Double glazed window to the side allowing excellent views down to 'Congleton Edge' on the horizon.

BAY FRONTED - BEDROOM ONE 13' 4" maximum into the bay x 11' 4" (4.06m x 3.45m)

Panel radiator. Low level power points. Ceiling light point. Walk-in bay with secondary glazed window to the front elevation allowing views of the front garden and partial views down towards 'Congleton Edge' on the horizon, to one side.

BEDROOM TWO 10' 10" x 9' 4" (3.30m x 2.84m)

Panel radiator. Low level power points. Ceiling light point. Double glazed window to the rear elevation allowing pleasant views of the garden.

BATHROOM 7' 8" maximum into the entrance recess x 6' 0" (2.34m x 1.83m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Roll top bath with hot and cold taps. Panel radiator. Cylinder cupboard. Loft access point. Part tiled walls and some timber panelling to the walls. Double glazed window towards the rear.

EXTERNALLY

The front is approached via an original stone wall forming the front boundary. Easy access to the driveway at the front, that continues to the side and rear. Front garden is mainly laid to lawn with meandering pathway set in a stone surround. Established hedge to the front and side elevations. Easy access to the property via the entrance porch at the front. Pedestrian access down one side of the property to the rear.

REAR ELEVATION

The rear has a mainly laid to lawn garden that faces approximately 'south'. Flagged pathways allowing access to the rear with reception lighting. Lean-to timber shed. Further gravelled and flagged hard standing towards one corner of the property (formally housed a garage). Slightly elevated patio to the other side. Timber shed with electric. Pleasant partial views down towards 'Congleton Edge' on the horizon.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the roundabout turn left onto 'Congleton Road'. Continue past the Biddulph Arms public house, turning 3rd right onto 'Woodhouse Lane' continue up for a short distance to where the property can be clearly identified by our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!

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Biddulph's Award Winning Team

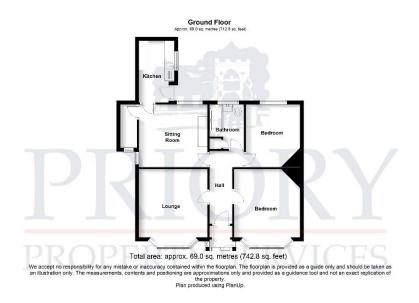








Energy Performance Certificate 25, Woodhouse Lane, Biddulph, STOKE-ON-TRENT, ST8 7DP Dwelling type: Detached bungal Date of assessment: 10 April 2018 Date of certificate: 10 April 2018 Reference number: 9608-1039-7264-3628-2960 Type of assessment: RdSAP, existing dwelling Total floor area: 67 m² Use this document to Compare current ratings of properties to see which properties are more energy effic Find out how you can save energy and money by installing improvement measures ated e osts of dwelling for 3 ye Over 3 years you could save £ 1,647 sts of this h Esti Current costs Potential costs £ 147 over 3 years Potential future savings Lighting £ 291 over 3 years £ 2,985 over 3 years £ 576 over 3 years tals £ 3,852 £ 1,857 over 3 years £ 201 over 3 years £ 2,205 Heating Hot Wate These figures show how much the average househ water and is not based on energy used by individua like TVs, computers and cookers, and electricity ge spend in this property for heating, lighting and hot Ids. This excludes energy use for running applian The graph shows the current energy effi home. iency of y The higher the rating the lower your fuel bills are likely to be. 78 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). 43 The EPC ra here is b ned by individ Top actions you can Typical savings over 3 years ed measures Indi cative cost 1 Increase loft insulation to 27 2 Cavity wall insulation £100 - £350 £500 - £1,500 £4,000 - £14,000 £ 108 £ 474 £ 81 3 Internal or external wall insulation upe 3 for a full list of re ures and oth 00 123 1234 (



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.

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