



# PRIORITY

PROPERTY SERVICES



**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.**



25 Woodhouse Lane Biddulph ST8 7DP

£159,950

**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!****DO YOU HAVE A PROPERTY TO SELL?**

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**PRIORY**  
PROPERTY SERVICES

Biddulph's Award Winning Team





**Energy Performance Certificate**

25, Woodhouse Lane, Biddulph, STOKE-ON-TRENT, ST8 7DP

Dwelling type: Detached bungalow Reference number: 9608-1039-7264-3628-2960  
 Date of assessment: 10 April 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 10 April 2018 Total floor area: 67 m<sup>2</sup>

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:	£ 3,952
Over 3 years you could save	£ 1,647

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 147 over 3 years	
Heating	£ 2,985 over 3 years	£ 1,857 over 3 years	
Hot Water	£ 578 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 3,852</b>	<b>£ 2,205</b>	<b>You could save £ 1,647 over 3 years</b>

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**

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). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**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	£500 - £1,500	£ 474
3 Internal or external wall insulation	£4,000 - £14,000	£ 81

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](http://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.

**Ground Floor**  
 Approx. 69.0 sq. metres (742.8 sq. feet)

Total area: approx. 69.0 sq. metres (742.8 sq. feet)

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.

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.