



# PRIORY

PROPERTY SERVICES



**5 Bedrooms. Extended Detached Bungalow, Set On A Corner Plot With Tandem Garage. Ent. Hall & Inner Hall. Sep. W.C., & Family Bathroom. Fitted Kitchen & Extended 'L' Shaped Lounge Diner. Open Plan Dining Rm & Play Rm/Office. Ample Parking.**



**Tower Close Brown Lees Biddulph ST8 6NQ**

**£245,000**

**ENTRANCE HALL**

Tiled floor. Door to a boiler cupboard housing a (Vaillant) wall mounted modern gas combination central heating boiler. Loft access point. Ceiling light point. Part glazed door allowing access into the 'L' shaped lounge diner. uPVC double glazed door towards the side elevation allowing access from the driveway. Doors to principal rooms.

**CLOAKROOM/W.C.**

Low level w.c. Wash hand basin with tiled splash back, fitted mirror and shelf above. Tiled floor. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the side.

**UTILITY ROOM 7' 0" x 4' 3" (2.13m x 1.29m)**

Ceiling light point. Built in eye units with double opening fronts, built in timber effect work surface below. Tiled splash backs, power points above and below the work surfaces. Plumbing and space for an automatic washing machine. Ample space for condenser dryer (if required). Tiled floor.

**KITCHEN 10' 4" x 7' 6" both measurements are maximum and into units (3.15m x 2.28m)**

Quality modern fitted kitchen with high gloss eye and base level units, base units having timber effect work surfaces above and matching upstands. Attractive tiled splash backs. Various power points over the work surfaces. Built in (Hotpoint) four ring gas hob with circulator fan/light above. Built in (Hotpoint) double electric oven below. Good selection of drawer and cupboard space. Large built in larder cupboard. Ample space for free-standing fridge or freezer. Stainless steel round bowl sink unit with chrome coloured mixer tap and matching round drainer. Tiled floor. Ceiling light points. uPVC double glazed window towards the front elevation.

**EXTENDED 'L' SHAPED LOUNGE DINER 20' 6" x 20' 8" into the dining room, narrowing to 11' 6" (6.24m x 6.29m)**

Quality oak effect laminate flooring. Three panel radiators. Various low level power points. Coving to the ceiling with ceiling light points. Borrowed light tunnels in the ceiling to the dining area. Part glazed door allowing access to the entrance hall. Further door allowing access to the inner hallway, leading to the bedrooms and bathroom. uPVC double glazed window towards the front elevation. uPVC double glazed sliding patio window and door allowing access into the study.

**OFFICE/STUDY (To The Front) 11' 2" x 8' 2" (3.40m x 2.49m)**

uPVC double glazed sliding patio window and door allowing access into the dining area of the lounge diner. Quality oak effect laminate flooring. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the front elevation.

**LONG EXTENDED INNER 'L' SHAPED HALLWAY**

Panel radiator. Quality oak effect laminate flooring. Ceiling light point. Loft access point. Doors to principal rooms. Low level power point. uPVC double glazed frosted door to the side elevation allowing easy access to the side driveway. Large walk-in storage cupboard with built in shelving and ceiling light point.

**BEDROOM ONE (Extended & 'L' Shaped) 15' 8" x 13' 4" maximum into the recess, narrowing to 8' 6" (4.77m x 4.06m)**

Quality oak effect laminate flooring. Low level power points. Panel radiator. Ample space for free-standing wardrobes (if required). Ceiling light point. uPVC double glazed windows to both the side and rear elevations.

**FAMILY BATHROOM 8' 8" x 7' 6" (2.64m x 2.28m)**

Four piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Fitted shelf with mirror above and shaving point. Panel bath with chrome coloured hot and cold taps. Glazed shower cubicle with wall mounted (Triton) electric shower. Tiled walls and floor. Panel radiator. Ceiling light point. uPVC double glazed frosted window towards the side elevation.

**BEDROOM TWO ('L' Shaped) 13' 10" x 12' 2" maximum into the recess (4.21m x 3.71m)**

Quality oak effect laminate flooring. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing views to the rear garden.

**BEDROOM THREE ('L' Shaped) 10' 0" x 9' 8" (3.05m x 2.94m)**

Quality oak effect laminate flooring. Low level power points. Panel radiator. Ceiling light point. uPVC double glazed window to the rear. Useful recess for wardrobes.

**BEDROOM FOUR 10' 2" x 7' 2" (3.10m x 2.18m)**

Quality oak effect laminate flooring. Panel radiator. Ceiling light point. Low level power points. uPVC double glazed window towards the side elevation.

**BEDROOM FIVE 8' 6" x 8' 4" (2.59m x 2.54m)**

Quality oak effect laminate flooring. Panel radiator. Ceiling light point. uPVC double glazed window towards the side.

**EXTERNALLY**

The property is approached via a recently laid double width tarmac driveway edged in block pavers. Large lawned garden area surrounded by low level brick walling forming the front boundaries. Timber fencing to one side. Flagged pathway allowing pedestrian access across the front allows easy access to either side of the property to the rear. Wide driveway edged in block pavers continues at the side. Two uPVC double glazed doors to the side elevation allows access into the property. Reception lighting. Driveway allows extensive off road parking and good gated, secure access to the drive.

**TANDEM LONG GARAGE**

Brick built and flat roof construction with up-and-over door to the front. uPVC double glazed door and two uPVC double glazed windows to the side. Power and light. (Nb. The garage is currently set into three separate areas and could easily be opened up into one if required).

**REAR ELEVATION**

Rear garden is mainly laid to lawn. Timber fencing forming the boundaries. Faces approximately South to South West, therefore enjoys the majority of the all-day to later evening sun. Hard standing for timber shed (Nb. vendor informs us that the timber shed is to be included in the sale).

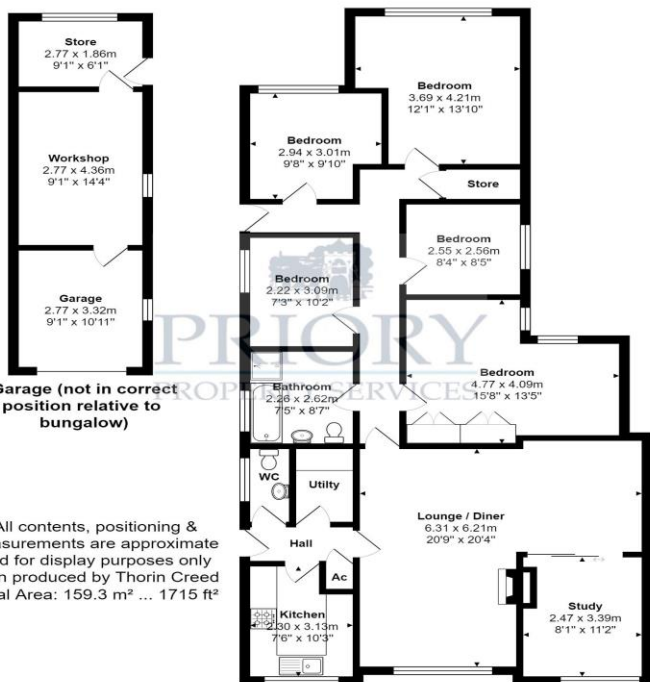
**DIRECTIONS**

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. At the traffic lights turn right onto Newpool Road. Proceed over the bridge and continue up the hill to the 'T' junction, turning left onto Towerhill Road. Turn 2nd left onto Mansfield Drive. Turn 1st left onto Tower Close to where the property can be located.

**VIEWING**

Is strictly by appointment via the selling agent.





Energy Performance Certificate



Tower Close, Brown Lees, STOKE-ON-TRENT, ST8 6NQ  
 Dwelling type: Detached bungalow Reference number: 8071-6322-9109-8382-3996  
 Date of assessment: 12 December 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 13 December 2019 Total floor area: 132 m<sup>2</sup>

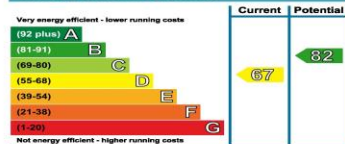
Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient  
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,513  
 Over 3 years you could save £ 837

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 255 over 3 years	
Heating	£ 2,871 over 3 years	£ 2,199 over 3 years	
Hot Water	£ 387 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 3,513</b>	<b>£ 2,676</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 Floor insulation (solid floor)	£4,000 - £8,000	£ 342
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 399
3 Solar water heating	£4,000 - £8,000	£ 96

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.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. 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.