



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Mid Terrace With Flagged Patio Area To The Rear That Enjoys The Later Evening Sun. Lounge & Separate Dining Room. Fitted Kitchen & Ground Floor Bathroom. Viewing Highly Recommended. No Chain!



8 Tower Hill Road Brown Lees Biddulph ST8 6PD

£95,000

LIVING ROOM 11' 10" x 10' 4" (3.60m x 3.15m)

Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. Door allowing access into the lounge. Timber door towards the front elevation. uPVC double glazed window towards the front.

LOUNGE 11' 10" x 11' 10" maximum into the chimney recess (3.60m x 3.60m)

Electric fire set in an attractive 'timber surround' with 'marble effect' inset and hearth. Television and telephone points. Door to under stairs store cupboard. Door allowing access to the stairwell to the first floor. Centre ceiling light point. uPVC double glazed window to the rear. Door allowing access into the kitchen.

KITCHEN 8' 6" x 6' 0" (2.59m x 1.83m)

Range of fitted eye and base level units, base units having work surfaces above. Ample space for slide-in electric cooker. Stainless steel sink unit with drainer. Plumbing and space for an automatic washing machine. uPVC double glazed window towards the side elevation.

REAR PORCH

By-folding door allowing access to the (Valliant) gas combination central heating boiler. Ceiling light point. uPVC double glazed door to the side elevation.

GROUND FLOOR BATHROOM 5' 10" x 5' 4" (1.78m x 1.62m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin. Panel bath with electric shower over (vendor informs us that the shower is not working). Ceiling light point. uPVC double glazed frosted window to the side. Panel radiator.

FIRST FLOOR - LANDING

Ceiling light point. Stairs to the ground floor. Doors to bedrooms one and two.

BEDROOM ONE 12' 0" x 11' 10" (3.65m x 3.60m)

Panel radiator. Over-stairs store cupboard. Ceiling light point. uPVC double glazed window to the rear.

BEDROOM TWO 11' 10" x 10' 5" (3.60m x 3.17m)

Panel radiator. Low level power points. Two uPVC double glazed windows to the front elevation.

EXTERNALLY

Flagged gated access to the forecourt area with low maintenance gravel area. Low level stone wall with privet hedge above forming the front boundary.

The rear has a flagged enclosed yard that enjoys the later evening sun. Gated access to shared pedestrian access.

DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. At the lights turn right onto 'Newpool Road'. Proceed over the bridge and continue to the junction at the top. Turn left onto 'Tower Hill Road' and continue along where the property can be clearly identified by our 'Priory Property Services' board on the right hand side.

VIEWING

Is strictly by appointment via the agent.

NO UPWARD CHAIN!




Biddulph's Award Winning Team





Energy Performance Certificate



8, Tower Hill Road, Brown Lees, STOKE-ON-TRENT, ST8 6PD

Dwelling type: Mid-terrace house Reference number: 8814-6929-7479-7693-8926
 Date of assessment: 27 November 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 27 November 2014 Total floor area: 64 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:	£ 2,679
Over 3 years you could save	£ 828

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 126 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 828 over 3 years </div>
Heating	£ 2,097 over 3 years	£ 1,533 over 3 years	
Hot Water	£ 333 over 3 years	£ 192 over 3 years	
Totals	£ 2,679	£ 1,851	

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		
(59-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
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 Cavity wall insulation	£500 - £1,500	£ 291	✔
2 Low energy lighting for all fixed outlets	£35	£ 100	✔
3 Heating controls (room thermostat)	£350 - £450	£ 92	✔

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.