



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!







#### **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































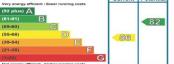
8, Tower Hill Road,	Brown Lees,	STOKE-ON-TRENT	ST8 6PD
Dwelling type:	Mid-terrace	e bouse	Peference

Dwelling type: Mid-terrace house
Date of assessment: 27 November 2014
Date of certificate: 27 November 2014
Use this document to:

\* Compare current ratings of properties to see which properties to the work of the work of

Estimated energy costs of dwelling for 3 years:  Over 3 years you could save			£ 2,679 £ 828			
					Estimated energy costs of this home	
	Current costs	Potential costs	Potential future savings			
Lighting	£ 249 over 3 years	£ 126 over 3 years				
Heating	£ 2,097 over 3 years	£ 1,533 over 3 years	You could			
Hot Water	£ 333 over 3 years	£ 192 over 3 years	save £ 828			
Totals	£ 2,679	£ 1,851	over 3 years			

I nese figures show how much the average household would spend in this property for heating, lighting and hwater. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 291	0
2 Low energy lighting for all fixed outlets	£35	£ 100	
3 Heating controls (room thermostat)	£350 - £450	£ 92	0