



PRIORY
PROPERTY SERVICES



2 Bedrooms. Traditional Double Bay Fronted Detached True Bungalow Beautifully Presented Throughout & Occupying A Much Larger Than Average Plot Within A Stunning Non Estate Position. Impressive L Shaped Dining Kitchen. Pleasant Views.



Wedgwood Lane Gillow Heath Biddulph ST8 6RR

£259,500

ENTRANCE PORCH

Bespoke fitted uPVC double glazed, double opening French doors with side panel windows to the front elevation. Attractive tiled floor. Further uPVC double glazed door with side panel windows allowing access into the large L shaped reception hall.

RECEPTION HALL

Quality Oak effect laminate flooring. Wall light point. Panel radiator. Low level power points. Coving to the ceiling with two ceiling light points. Quality oak doors allowing access to principal rooms. Further door allowing access to a walk-in pantry with built in shelving. Loft access point with retractable ladder, (Nb. the vendor informs us that the loft is partially boarded and houses the gas combination (Baxi) central heating boiler).

BAY FRONTED LOUNGE 13' 10" approx. into the bay x 13' 4" (4.21m x 4.06m)

Open coal effect gas fire set in a quality fire surround with marble effect inset and hearth. Two panel radiators. Low level power points. Both wall and ceiling light points. Coving to the ceiling and attractive picture rails. Walk-in bay with uPVC double glazed windows to the front elevation allowing pleasant views of the landscaped front gardens and views over wooded area, up towards Mow Cop on the horizon.

EXTENDED L SHAPED DINING KITCHEN 19' 2" x 13' 8", narrowing to 6'8" (5.84m x 4.16m)

Excellent selection of quality fitted high gloss eye and base level units, base units having extensive work surfaces above and feature lighting on the pelmet above. Various power points, tiled splash backs and down lighting above the work surfaces. Built in one and half bowl stainless steel sink unit with drainer and mixer tap. Built in (Creda) electric hob with (Belling) double electric oven below. Stainless steel effect (Creda) extractor fan/light above. Excellent selection of drawer and cupboard space. Built in fridge and freezer side-by-side into the base units. Built in (Beko) washing machine. Quality timber effect laminate floor. High level television point. Attractive chimney breast with timber surround. Coving to the ceiling with two ceiling light points. Panel radiator. Two uPVC double glazed windows to the rear elevation allowing pleasant views of the landscaped garden and partial views up towards Biddulph Moor on the horizon. uPVC double glazed frosted door allowing access to the rear garden.

EXTENDED FAMILY BATHROOM 11' 10" x 7' 0" (3.60m x 2.13m)

Four piece suite comprising of low level w.c. Fitted bidet with chrome coloured mixer tap. Wash hand basin with chrome coloured hot and cold taps. Panel bath with chrome coloured hot and cold taps. Attractive part tiled walls. Large shower cubicle with glazed doors and chrome coloured mixer shower with rain head shower above. Panel radiator. Inset ceiling lights. uPVC double glazed frosted window to the side elevation.

BAY FRONTED MASTER BEDROOM 13' 10" x 13' 4" into the bay & approximate (4.21m x 4.06m)

Excellent selection of bespoke fitted bedroom furniture to the majority of one wall with various double opening doors and stainless steel effect handles. Various side hanging rails, some double side hanging rails. Built in storage drawers. Matching side cabinets and drawer set. Low level power points. Panel radiator. Coving to the ceiling with centre ceiling light point and attractive picture rail. Large walk-in bay with uPVC double glazed window to the front allowing excellent views of the landscaped gardens.

BEDROOM TWO 11' 0" x 10' 10" (3.35m x 3.30m)

Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point and attractive picture rail. uPVC double glazed window allowing great views of the enclosed gardens and fantastic views up towards Biddulph Moor on the horizon.

EXTERNALLY

The property is approached via original stone wall and attractive posts with double opening gates. Easy vehicle and pedestrian access to the tarmac sweeping driveway with off road parking for 3/4 vehicles approximately with additional parking/hard standing to one side of the garage measuring approximately 7'3". Easy vehicle access to the detached garage at the side. Front garden is mainly laid to lawn with extremely well kept flower and shrub borders. Boundary is formed by a mixture of stone walling to the front, well kept privet hedging and low level walling to one side. Good size flagged patio area that allows easy pedestrian access with step up to the entrance porch with reception light. Secure gated pedestrian access from either side of the property to the rear.

DETACHED GARAGE WITH PORCH & W.C. OFF 15' 4" x 11' 0" at its widest point (Main Garage Area) (4.67m x 3.35m)

Brick built and pitched roof construction with up-and-over door to the front elevation. Power and light. uPVC double glazed windows to both side elevations. Fitted Belfast sink with cold water tap towards the rear. Door allowing access to a rear porch with uPVC door to the side driveway. Further door allowing access to a low level w.c., with ceiling light point and single glazed window to the rear.

EXTERNALLY**REAR ELEVATION**

The rear has a large landscaped flagged patio area over two generous levels that surround the rear of the property is steps up to the rear of the kitchen. Lantern reception lighting. Flagged pathway continues down one side of the property between the bungalow and the garage with secure gated access to the front and extends out towards the rear of the garage with further door to storage room. Outside water tap. Good vantage point to enjoy the mainly laid to lawn rear garden over two levels with flagged pathway down the center. Large timber decked area with built in lighting (ideal for all-day and later evening entertainment). Further flagged pathway to hard standing for timber shed. Boundaries are formed by a mixture of timber fencing and established hedgerows.

LARGE SUMMER HOUSE

Double opening doors to the front. Windows to both front and side elevations. Power and light.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the traffic lights turn left onto 'Station Road'. Continue down to where the road joins 'Halls Road', continue around for a short distance to where the road becomes 'Wedgwood Lane', and the property can be clearly identified by our 'Priory Property Services Board' on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.

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Biddulph's Award Winning Team







Energy Performance Certificate

16, Wedgwood Lane, Gillow Heath, STOKE-ON-TRENT, ST8 6RR
 Dwelling type: Detached bungalow Reference number: 60562100-102726137-3003
 Date of assessment: 20 May 2020 Type of assessment: RPEPC: existing dwelling
 Date of certificate: 20 May 2020 Total floor area: 84 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 for heating for 3 years: | £ 3,288 |
| Over 3 years you could save: | £ 268 |

| Estimated energy costs of this home | | |
|-------------------------------------|----------------------|----------------------|
| | Current costs | Potential costs |
| Lighting | £ 264 over 3 years | £ 156 over 3 years |
| Heating | £ 2,721 over 3 years | £ 1,895 over 3 years |
| Hot Water | £ 307 over 3 years | £ 207 over 3 years |
| Totals | £ 3,298 | £ 2,260 |

You could save £ 268 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and are 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

| Current | Potential |
|---------|-----------|
| D | B |

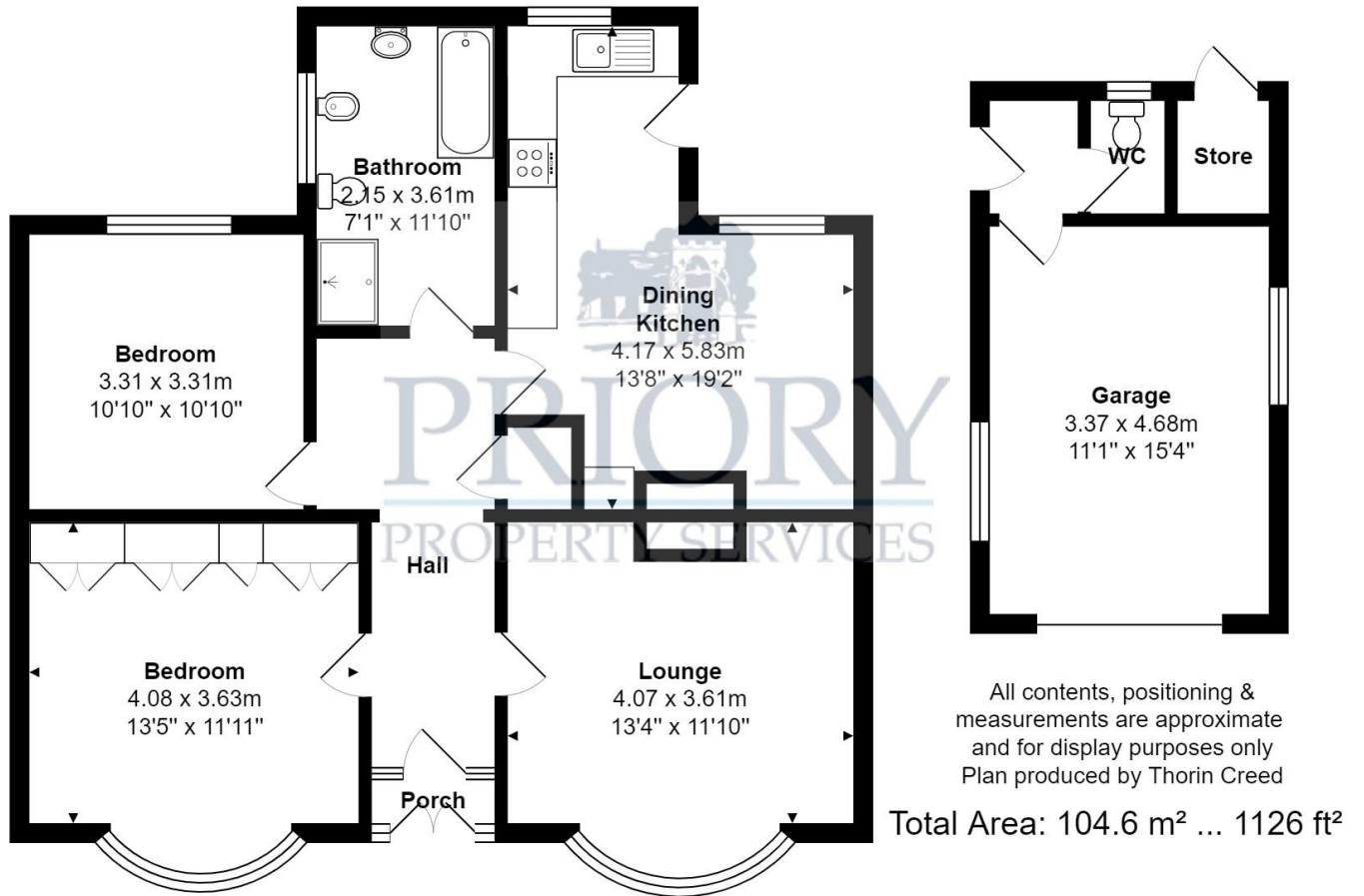
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is rated at rating G. The CPC 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. cavity wall insulation | £200 - £1,500 | £ 442 |
| 2. floor insulation (suspended floor) | £100 - £1,200 | £ 150 |
| 3. floor insulation (solid floor) | £4,000 - £5,000 | £ 114 |

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.energy.gov.uk or call Freephone 0800 545689. This Centre could help 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.