



PRIORITY

PROPERTY SERVICES



3 Beds. PRICED TO SELL - Beautifully Presented Split Level Detached Family Home With Modern Spacious Interior. Generous Corner Plot, Boasting 2 Garages & Ample Parking. Mod Fitted Breakfast Kitchen. G.F. W.C. Enclosed Rear Garden.



11 Thames Drive Biddulph ST8 7HL

£219,500

GROUND FLOOR**ENTRANCE AREA (Off The Kitchen)**

uPVC double glazed window and door towards the side elevation allowing access. 'High polished' tiled floor. Turn flight spindle short staircase allowing access to the split level and half landing. Inset ceiling lights. Door allowing access to the lounge. Open access into the breakfast kitchen.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wall mounted wash hand basin with tiled splash back and vanity unit. 'High polished' tiled floor. Ceiling light point. uPVC double glazed frosted window to the side.

BREAKFAST KITCHEN 15' 5" maximum into the units x 9' 4" approximately (4.7m x 2.84m)

Excellent selection of modern fitted eye and base level units, base units having extensive work surfaces over with matching up-stands, extending out into a good size breakfast bar with cupboard space below and built in wine cooler. Sink unit with drainer and mixer tap. Built in electric hob with circulator fan/light above. Double (Hotpoint) electric oven. Built in dishwasher. Good selection of drawer and cupboard space. Modern feature radiator. Attractive 'high polished' tiled flooring. Recess (ideal for American style fridge freezer). Panel radiator. Inset ceiling lights. uPVC double glazed window and door towards the rear elevation. Large access into the entrance area.

LOUNGE 19' maximum into the chimney recess x 10' 6" (5.79m x 3.2m)

Panel radiator. Coving to the ceiling with new inset ceiling lights. Door into the entrance hall area. Large uPVC double glazed window towards the front elevation allowing pleasant views over towards the open green area.

HALF LANDING

Open spindle staircase to the second floor. Doors allowing access to bedrooms two and three.

BEDROOM TWO 14' 4" x 9' 10" (4.37m x 3m)

Panel radiator. Timber effect laminate floor. Built in wardrobes with double opening doors. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the front elevation.

BEDROOM THREE 9' 10" x 9' 4" (3m x 2.84m)

Panel radiator. Low level power points. Timber effect laminate floor. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear.

FIRST FLOOR**LANDING**

Panel radiator. Door to storage eaves. Open spindle staircase to the half-landing. Ceiling light point. uPVC double glazed window to the side.

BEDROOM ONE 13' 10" x 10' 8" (4.22m x 3.25m)

Built in wardrobes to the majority of one wall with sliding mirrored fronts, side hanging rails and storage. Timber effect laminate floor. Panel radiator. Ceiling light point. Low level power points. uPVC double glazed window to the front elevation.

BATHROOM 14' 2" x 6' 4" (4.32m x 1.93m)

Impressive four piece suite comprising of a low level w.c., wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Corner bath with chrome coloured mixer tap and shower attachment. Attractive ceiling light points. Separate shower enclosure with wall mounted chrome coloured mixer shower, attractive tiled splash backs and glazed doors. Feature wall mounted 'high polished' radiator. uPVC double glazed frosted window to the rear. Attractive 'tile effect' flooring.

EXTERNALLY

The property is approached via a tarmac driveway allowing off road parking for approximately 2 vehicles plus easy vehicular access to the garage. Garden is mainly laid to lawn and continues down to the side of the property.

SIDE ELEVATION

Side has an extensive gravelled patio/hard standing for further parking. Off road parking in total for 3 vehicles and further parking in the garage.

REAR ELEVATION

The rear has extensive flagged patio areas and lawned garden. Outside water tap. Gated access to either side of the property allowing access.

DETACHED GARAGE

Brick built and pitched roof construction. uPVC double glazed window to the side and rear. Up-and-over door to the front.

INTEGRAL GARAGE 18' 8" x 9' 6" (5.69m x 2.9m)

Up-and-over door towards the front elevation. Power and light. Window to the side. The rear of the garage has a utility room

UTILITY ROOM (To The Rear Of Garage) 9' 5" x 5' 8" (2.87m x 1.73m)

Wall mounted gas central heating boiler. Large work-surface with plumbing and space for washing machine below. Space for dryer (if required). Eye units. Ceiling light point. uPVC double glazed window and door to the rear. Door to the garage.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass through the traffic lights. At the roundabout turn right and then left onto 'Thames Drive' to where the property can be clearly identified by our 'Priory Property Services' board on the left hand side.

VIEWING

Is strictly by appointment via the agent.



PRIORY

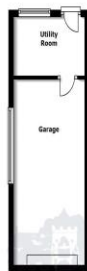
PROPERTY SERVICES

Biddulph's Award Winning Team





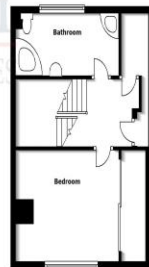
Lower Ground Floor
Approx. 21.4 sq. metres (230.3 sq. feet)



Ground Floor
Approx. 62.1 sq. metres (670.7 sq. feet)



First Floor
Approx. 38.5 sq. metres (415.5 sq. feet)



Total area: approx. 119.3 sq. metres (1285.9 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 quantities are approximations only and provided as a guideline tool and not an exact replication of the property. Plan produced using The Mobile Agent.

Energy Performance Certificate



11, Thames Drive, Biddulph, STOKE-ON-TRENT, ST8 7HL

Dwelling type: Detached house

Date of assessment: 11 June 2013

Date of certificate: 11 June 2013

Reference number: 8757-6726-7820-1949-1992

Type of assessment: RdSAP, existing dwelling

Total floor area: 102 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: £ 2,766

Over 3 years you could save: £ 465

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 165 over 3 years	
Heating	£ 2,163 over 3 years	£ 1,938 over 3 years	
Hot Water	£ 276 over 3 years	£ 198 over 3 years	
Totals	£ 2,766	£ 2,301	You could save £ 465 over 3 years

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



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 Floor insulation	£800 - £1,200	£ 152	✓
2 Low energy lighting for all fixed outlets	£35	£ 134	✓
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 100	✓

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.

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.