



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Detached True Bungalow Occupying A Much Larger Than Average Plot. Lounge To Front With Views Up Towards Biddulph Moor. Mature Lawned Garden & Flagged Patios Enjoy The Majority Of Mid Day To Late Evening Sun.**



**28 Pennine Way Biddulph ST8 7EG**

**£249,950**

**ENTRANCE PORCH**

uPVC double glazed window and door to the front elevation. Tiled floor. Ceiling light point. Single glazed door allowing access to the entrance hall.

**ENTRANCE HALL**

Panel radiator. Low level telephone point. Coving to the ceiling with ceiling light point. Doors to principal rooms.

**LOUNGE 14' 10" x 10' 10" (4.52m x 3.30m)**

Attractive stone fire surround with tiled hearth. Television point. Low level power points. Panel radiator. Coving to the ceiling with wall and ceiling light points. uPVC double glazed bow window to the front elevation.

**KITCHEN 10' 10" x 8' 10" (3.30m x 2.69m)**

Range of modern fitted eye and base level units, base units having work surfaces above with matching up-stands and splash backs. Stainless steel sink unit with drainer and mixer tap. Ample space for Range Style oven, currently a stainless steel topped five ring gas burner, (SMEG) oven with double oven below. Stainless steel wide circulator fan/light above. (AEG) larder fridge. Built in (SMEG) dishwasher. Good selection of drawer and cupboard space. Plumbing and space for washing machine. Ample space for dryer at the side (if required). Tiled floor. Wall mounted (Worcester) gas central heating boiler. Door allowing access to the entrance hall, further part glazed door allowing access to the large family/dining room off. uPVC double glazed window to the side elevation.

**DINING/FAMILY ROOM (Off The Kitchen) 14' 2" x 11' 0" approximately (4.31m x 3.35m)**

Brick base and flat roof construction. Tiled floor. Wall mounted gas heater. Various low level power points and television point. Centre ceiling light point. uPVC double glazed door and window to the side allowing access to the carport and garage. uPVC double glazed windows to both the side and rear elevations, allowing fantastic views of the large established gardens. uPVC double glazed, double opening French doors allowing access to the rear garden.

**BEDROOM ONE 11' 2" x 10' 10" (3.40m x 3.30m)**

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed bow window allowing views of the front garden and pleasant views up towards Biddulph Moor on the horizon.

**BEDROOM TWO 11' 0" x 9' 10" max. into the wardrobes (3.35m x 2.99m)**

Built in wardrobe to one wall with large sliding mirrored fronts. Panel radiator. Low level power points. Coving to the ceiling with both wall and ceiling light points. uPVC double glazed window allowing fantastic views of the long established gardens and partial views up towards Congleton Edge and Mow Cop on the horizon.

**BEDROOM THREE 10' 10" x 7' 0" (3.30m x 2.13m)**

Panel radiator. Low level power point. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the side elevation.

**BATHROOM 7' 8" x 7' 8" (2.34m x 2.34m)**

Low level w.c. Pedestal wash hand basin with hot and cold taps. Glazed shower cubicle with tiled walls, shower tray and wall mounted (Triton) electric shower. Tiled floor and walls. Panel radiator. Built in storage cupboard with slatted shelves. Loft access point. Coving to the ceiling with ceiling light point. uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property is approached via a sweeping tarmac driveway allowing ample off road parking to both the front and side elevations. Established low level hedgerow forming the front boundary. Good size lawned garden with mature tree. Pleasant views up towards Biddulph Moor. Easy access to the entrance porch.

**SIDE ELEVATION**

Tarmac driveway continues down the side of the property allowing easy pedestrian and vehicle access to the garage. Carport area with security lighting. uPVC double glazed door allowing easy access off the family/dining room. Easy pedestrian access from the right hand side.

**GARAGE 22' 4" in length x 8' 2" at its widest point, approx. (6.80m x 2.49m)**

Electrically operated roller shutter door. Power and light. uPVC double glazed window to the side elevation. Secure door allowing access to the rear garden.

**REAR ELEVATION**

Extensive, long, established lawned garden with well stocked flower and shrub borders. Mixture of timber fencing and established hedgerows form the boundaries. Further flagged patio area surrounding the family/dining room and larger flagged area towards the rear of the garage. Garden enjoys the majority of the all-day to later evening sun with pleasant partial views up towards Mow Cop and Congleton Edge on the horizon.

**DIRECTIONS**

From the main roundabout off Biddulph town center proceed North along the by-pass. Turn left at the roundabout onto the (A527), Congleton Road and turn 3rd right onto Woodhouse Lane. Continue up Woodhouse Lane and turn third right onto Pennine Way, continue along for a short distance to where the property can be clearly identified by our 'Priory Property Services Board' on the right hand side.

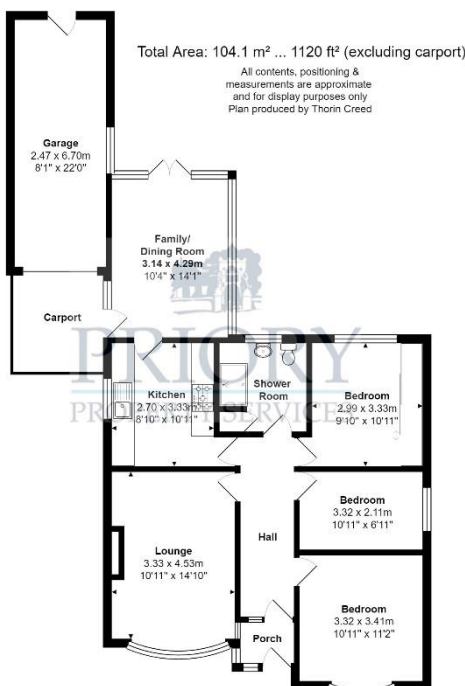
**VIEWING**

Is strictly by appointment via the selling agent.



## Biddulph's Award Winning Team





### Energy Performance Certificate

HM Government

26, Pennine Way, Biddulph, STONE-ON-TRENT, ST8 7EG

Dwelling type: Semi-detached house Reference number: 7448-5386-7779-0766-3074

Date of assessment: 24 February 2020 Type of assessment: RdSAP, existing dwelling

Date of certificate: 24 February 2020 Total floor area: 85 m<sup>2</sup>

Use this document for:

- Compare current ratings of properties to see which properties are more energy efficient
- See what how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years*	£ 5,297
Over 3 years you could save	£ 768

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting	£ 178 over 3 years	Total could save £ 768 over 3 years
Heating	£ 2,676 over 3 years	
Hot Water	£ 232 over 3 years	
Totals	£ 2,897	

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 is a guide to energy use for running appliances like TVs, computers and routers, and is usually generated by a computer or app.

#### 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 installing the recommended measures on page 3.

The average energy efficiency rating for a dwelling in England and Wales is rated 69 out of 100.

The EPC rating above here is based on standard assumptions about how energy use and energy efficiency may vary. Your energy use is determined by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1. Increase hot water to 70°C min	£120 - £200	£ 165
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 327
3. Low energy lighting for all fixed outlets	£30	£ 182

See page 3 for a full list of recommendations for this property

For more information on energy efficiency, visit [www.prioryproperty.com](http://www.prioryproperty.com) 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.