



# PRIORITY

PROPERTY SERVICES



**2 Bedrooms. Detached Bungalow Within The Popular 'Biddulph Moor' Location. Generous Entrance Hall. Large Dining Kitchen. Bathroom With Separate Shower & Bath. Lounge. Oil Fired Central Heating. Some Modernisation Required. No Chain**



447 New Street Biddulph Moor ST8 7LP

£165,000

**ENTRANCE PORCH**

Upvc double glazed window and door to the front elevation. uPVC door allowing access to the 'L' shaped entrance hall.

**'L' SHAPED ENTRANCE HALL**

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

**LOUNGE 15' 4" x 11' 10" (4.67m x 3.60m)**

Tiled fire surround and hearth. Television point. Panel radiator. Wall and ceiling light points. uPVC double glazed window to the front elevation.

**DINING KITCHEN 14' 8" x 12' 10" (4.47m x 3.91m)**

Range of fitted eye and base level units, base units having extensive work surfaces above and various power points across the work surfaces. One and half bowl sink unit with drainer and mixer tap. Built in (Whirlpool) electric hob with (Tecnik) electric oven and grill combined below. Plumbing and space for an automatic washing machine. Floor mounted (Firebird Enviromax) combination oil central heating boiler. Built in fridge and freezer into the base units. Good selection of drawer and cupboard space. Tiled floor. Panel radiator. Ceiling light point. Loft access point. Two uPVC double glazed windows to the rear. uPVC double glazed door to the side.

**BEDROOM ONE 13' 0" x 10' 0" (3.96m x 3.05m)**

Panel radiator. Low level power points. Coving to the ceiling. Ceiling light point. uPVC double glazed window to the front.

**BEDROOM TWO 10' 10" x 9' 8" (3.30m x 2.94m)**

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the rear.

**BATHROOM 8' 5" x 7' 5" (2.56m x 2.26m)**

Four piece suite comprising of a low level w.c. Pedestal wash hand basin. Panel bath. Glazed shower cubicle with wall mounted mixer shower. Panel radiator. Coving to the ceiling with ceiling light point. Part tiled walls. uPVC double glazed window to the rear.

**EXTERNALLY**

The property is approached via a set of double opening gates with brick gate posts, allowing access to a good size block paved driveway. Block paved driveway meanders around towards the front allowing easy pedestrian access to the front. Lawned garden surrounded by established shrub and tree borders.

**SIDE ELEVATION**

Block paved driveway continues to the side allowing easy access to the rear.

**GARAGE**

Pre-fabricated construction with up-and-over door.

**REAR ELEVATION**

Elevated flagged patio area set behind brick walling. Steps down to a lawned garden. Established shrubs and trees form the boundaries.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass, towards Knypersley Traffic Lights. Turn left onto Park Lane and continue up over the mini roundabout towards 'Biddulph Moor' 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 selling agent.

**NO UPWARD CHAIN!****DO YOU HAVE A PROPERTY TO SELL?**

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.



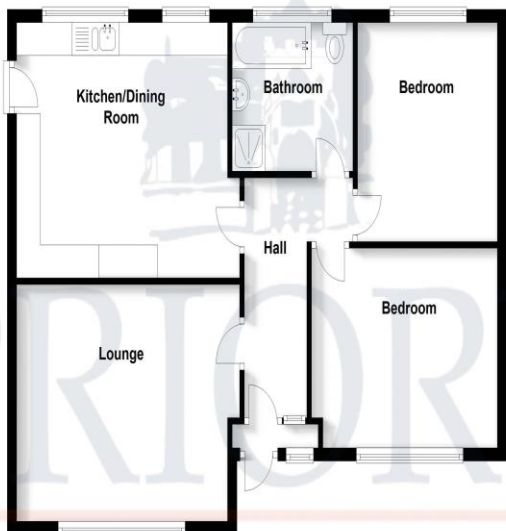
### Biddulph's Award Winning Team





**Ground Floor**

Approx. 764.2 sq. feet



Total area: approx. 764.2 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 positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

**Energy Performance Certificate**



447, New Street, Biddulph Moor, STOKE-ON-TRENT, ST8 7LP

Dwelling type: Detached bungalow Reference number: 2208-6038-6246-5608-9944  
 Date of assessment: 20 June 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 20 June 2018 Total floor area: 70 m<sup>2</sup>

Use this document to:

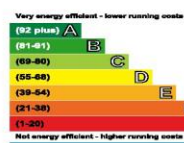
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,226
Over 3 years you could save	£ 609

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 150 over 3 years	
Heating	£ 1,716 over 3 years	£ 1,296 over 3 years	
Hot Water	£ 252 over 3 years	£ 171 over 3 years	
<b>Totals</b>	<b>£ 2,226</b>	<b>£ 1,617</b>	<b>You could save £ 609 over 3 years</b>

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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**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 undertaking the recommendations on page 3.

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

The EPC 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 Floor insulation (solid floor)	£4,000 - £6,000	£ 249
2 Low energy lighting for all fixed outlets	£25	£ 90
3 Heating controls (room thermostat)	£350 - £450	£ 186

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). 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.