



PRIORY

PROPERTY SERVICES



2 Bedrooms. Extended Semi Detached Bungalow With Modern Fitted Extended Dining Kitchen. Generous 'L' Shaped Lounge & Inner Hallway. Modern Fitted Shower Room. Oil Fired Central Heating. Detached Garage To Rear (Access Off Dales Close).



EXTENDED DINING KITCHEN 12' 8" x 12' 2" (3.86m x 3.71m)

Excellent selection of quality fitted eye and base level units, base units having work surfaces above. Tiled splash backs. Various power points over the work surfaces. Drawer and cupboard space. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Panel radiator. Attractive tiled floor. Space for table in the centre of the room (if required). Useful recess (ideal for fridge or freezer). Loft access point. Door to the inner hallway. Part glazed door allowing access into the lounge. uPVC double glazed door and window to the front. Further uPVC double glazed frosted door allowing access out to the rear.

'L' SHAPED LOUNGE 16' 2" x 9' 8" at its narrowest point (4.92m x 2.94m)

Electric fire set in an attractive surround, inset and hearth. Television point. Low level power points. Panel radiator. Coving to the ceiling with both wall and ceiling light points. uPVC double glazed bow window to the front elevation.

INNER HALLWAY

Timber effect laminate floor. Low level power point. Inset ceiling lights. Coving to the ceiling. Doors to principal rooms.

BEDROOM ONE 11' 10" x 9' 8" (3.60m x 2.94m)

Quality timber effect laminate flooring. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing views to the rear garden.

BEDROOM TWO 8' 10" x 8' 10" (2.69m x 2.69m)

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

SHOWER ROOM 6' 2" x 5' 4" (1.88m x 1.62m)

Modern suite comprising of a low level w.c. with concealed cistern. Wash hand basin with chrome coloured mixer tap. Work surface with cupboard space below. Majority tiled walls. Glazed shower cubicle with wall mounted (Mira) chrome coloured mixer shower. Chrome coloured towel radiator. Inset ceiling light point. uPVC double glazed frosted window towards the side.

EXTERNALLY

The property is approached via a low level brick wall. Flagged pedestrian pathway allowing easy access towards the entrance door. Low maintenance gravelled front garden and flagged pathway.

REAR ELEVATION

The rear has a good size flagged patio area that surrounds the side kitchen extension and the rear. Easy access to the garage. Garden is mainly laid to lawn. Timber fencing forms the boundaries. Gated access to the driveway at the rear (OFF DALES CLOSE). The oil fired central heating boiler is situated outside in the rear wall (off bedroom one). Oil storage tank towards the head of the garden.

DETACHED GARAGE 15' 10" in length x 9' 0" approximately at its widest point (4.82m x 2.74m)

Brick built and flat roof construction. ACCESS OFF DALES CLOSE. Single driveway in front of the garage with easy access into the garage. Up-and-over door to the front. Door to the rear allowing easy access into the rear garden.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed South along the by-pass to Knypersley Traffic lights. Turn left at the traffic lights onto Park Lane, continue up over the mini roundabout to Biddulph Moor. Once in New Street turn 1st right after the Rose and Crown Public House onto Wraggs Lane, continue down where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate

39, Wraggs Lane
Biddulph Moor
STOKE-ON-TRENT
ST8 7LX

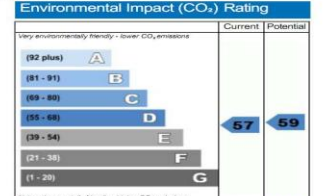
Dwelling type: Semi-detached bungalow
Date of assessment: 13 October 2009
Date of certificate: 14-Oct-2009
Reference number: 8051-6220-5359-0087-2092
Total floor area: 53 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	289 kWh/m ² per year	275 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	3.0 tonnes per year
Lighting	£39 per year	£26 per year
Heating	£391 per year	£377 per year
Hot water	£112 per year	£112 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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.