



PRIORY

PROPERTY SERVICES



2 Bedrooms. Extended Stone Semi Detached Cottage With Approx Half Acre Paddock, Large Outbuildings & Ample Parking. Large Kitchen With Utility. Generous Lounge & Dining Room. G. Floor Shower Room & F.F. Bathroom. Field Views.



'L' SHAPED DINING KITCHEN 20' 4" max into the 'L' Shape x 13' 8" max into units, narr to 5' 8" (6.19m x 4.16m)

Excellent selection of fitted eye and base level units, base units having extensive work surfaces above with attractive tiled splash backs. Various power points across the work surfaces. Stainless steel effect sink unit with drainer and mixer tap. Built in (Electrolux) electric hob and (Zanussi) eye level oven. Circulator fan/light above. Good selection of drawer and cupboard space. Large recess (ideal for an American style fridge freezer). (Stanley) aga style oven. Attractive high polished tiled floor. Panel radiator. Ceiling light points. uPVC double glazed windows to both the side and rear elevations with uPVC double glazed door at the side allowing access from the drive. Cloaks recess with double opening doors, tiled walls and floor.

GROUND FLOOR SHOWER ROOM/W.C.

Recently modernised suite comprising of a low level w.c. Wash hand basin set in an attractive timber vanity unit. Chrome coloured panel radiator. Modern tiled walls and floor. Walk-in glazed shower cubicle with chrome colored (Aqualisa) mixer shower. uPVC double glazed window to the side. Ceiling light point.

ENTRANCE PORCH

Panel radiator. uPVC double glazed windows to both the front and side allowing pleasant views of Wicken Stone Rocks and views up to Mow Cop on the horizon. Modern composite door to the side elevation allowing access.

DINING ROOM 22' 0" x 11' 8" (6.70m x 3.55m)

Two panel radiators. Open spindle turn flight stairs allowing access to the first floor. Coving and ceiling light points. Fireplace (shared with the lounge) with multi-fuel burner in the centre. Television point. Large archway and step up into the lounge. uPVC double glazed window and door to the front elevation, front allowing pleasant views of Wicken Stone rocks.

LOUNGE 17' 0" x 10' 6" (5.18m x 3.20m)

Open fireplace (shared with the dining room) with multi-fuel burner in the centre and marble effect hearth. Television point. Low level power points. Coving to the ceiling with ceiling light point. Archway and step down allowing easy access into the dining room. uPVC double glazed windows to front and side elevations, side allowing pleasant views of the paddock. uPVC double glazed French doors allowing access and views out towards the rear.

FIRST FLOOR - LANDING

Turn flight stairs allowing access to the ground floor. Loft access point. Doors to principal rooms.

BEDROOM ONE 17' 0" x 10' 8" (5.18m x 3.25m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed windows to both the front and side elevations allowing semi rural views.

BEDROOM TWO 12' 8" maximum into the wardrobes x 12' 0" (3.86m x 3.65m)

Built in wardrobes with sliding fronts. Panel radiator. Low level power points. Coving to the ceiling with ceiling light

point. uPVC double glazed window to the front allowing excellent views over open countryside, Wicken Stone Rocks and Mow Cop on the horizon.

BATHROOM 9' 6" x 6' 6" (2.89m x 1.98m)

Recently modernised three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and shower attachment. Modern high polished tiled walls. Chrome coloured towel radiator. Built in linen cupboard. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a set of impressive stone matching gate posts with farmgate style double opening timber gates. Front boundary is formed by original stone walling and matching brick gates posts, allowing pedestrian access to a stone flagged patio area with lantern reception light to the entrance porch.

SIDE

The side allowing access to an extensive concrete wide driveway and patio allowing ample off road parking for multiple vehicles. Easy vehicle access to the large paddock to one side.

GATED PADDOCK**EXTERNALLY**

The rear has an outside water tap. Extensive flagged and concrete paved patio area. Easy access to the kitchen. Private walled lawned garden with established hedgerows to one side. Flagged pathway leading up to a hard standing for timber sheds.

LARGE OUTBUILDINGS**Outbuilding 1** 45' 0" x 17' 4" approximately (13.71m x 5.28m)

Pitched roof construction with large sliding doors that slide open to approximately 14' 8". Power and light.

Outbuilding No 2 (Currently Divided Into 2) 22' 0" x 19' 7" approx (6.70m x 5.96m)

Sliding fronts allowing access. Divided into 2 (one currently being a wood store). The other has uPVC double glazed door to the side and large sliding doors to the front. Additional lean-to shed with sloped roof.

OIL TANK**DIRECTIONS**

Head North along the Biddulph By Pass towards Knypersley Traffic Lights. Turn left onto Park Lane and continue up over the mini roundabout towards Biddulph Moor. Once through Rock End, look for Priory For Sale Board on the right hand side.

VIEWINGS

Strictly by appointment via the selling agent.



PRIORY

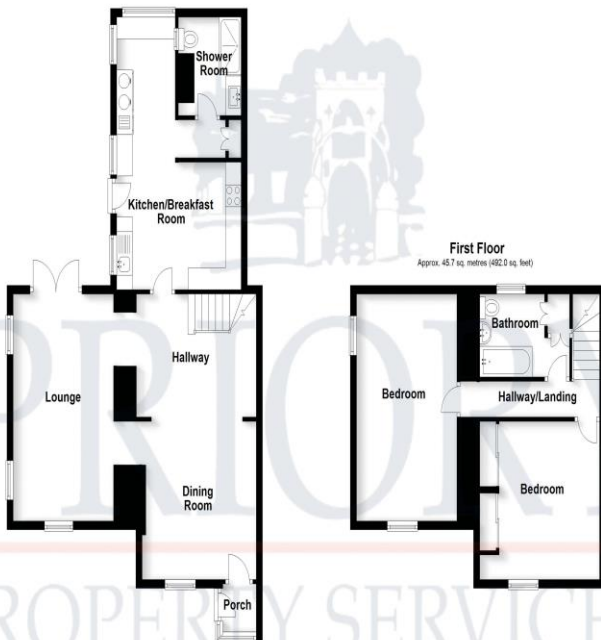
PROPERTY SERVICES

Biddulph's Award Winning Team





Approx. 12.1 sq. metres (126.1 sq. feet)



First Floor
Approx. 45.7 sq. metres (492.0 sq. feet)

Total area: approx. 117.8 sq. metres (1268.2 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 Planity.

Energy Performance Certificate



102, New Street, Biddulph Moor, STOKE-ON-TRENT, ST8 7NW
 Dwelling type: Semi-detached house Reference number: 8291-7621-3620-7222-1902
 Date of assessment: 02 September 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 02 September 2019 Total floor area: 117 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:	£ 5,043
Over 3 years you could save	£ 2,547

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 237 over 3 years	
Heating	£ 3,474 over 3 years	£ 1,995 over 3 years	
Hot Water	£ 1,152 over 3 years	£ 264 over 3 years	
Totals	£ 5,043	£ 2,496	

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

Very energy efficient - lower running costs

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Current: 34, Potential: 76

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 Cavity wall insulation	£500 - £1,500	£ 129
2 Internal or external wall insulation	£4,000 - £14,000	£ 477
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 222

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.simpleenergyadvice.org.uk 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.