



PRIORITY
PROPERTY SERVICES



3 Bedrooms. Extended Detached Family Home Within A Popular Residential Location. Ent. Hall. G.F. Cloakroom/Utility. Extended 'L' Shaped Lounge Diner. B/Fast Kitchen. Extended Master Bedroom. Recently Modernised Bathroom. Garage.



14 Lagonda Close Knypersley Biddulph ST8 6PZ

£188,000

ENTRANCE HALL

Attractive turn flight staircase allowing access to the first floor galleried landing. Door to under stairs store cupboard. Timber double glazed frosted window on the half landing. Panel radiator. uPVC double glazed door to the front. Ceiling light point. Part glazed door allowing access to the 'L' shaped lounge diner.

GROUND FLOOR CLOAKROOM/UTILITY

Modern suite comprising of a low level w.c. Wash hand basin with chrome coloured mixer tap and fitted mirror above. Useful fitted wall cabinet. Attractive tiled walls and floor. Plumbing and space for washing machine. Space for dryer (if required). Ceiling light point. Hardwood timber double glazed frosted window towards the front elevation.

EXTENDED 'L' SHAPED LOUNGE DINER 19' 10" x 18' 6", narrowing to 9' 2" (6.04m x 5.63m)

Gas fire set on an attractive marble hearth. Television and telephone points. Various low level power points. Two panel radiators. Part glazed doors allowing access to both the kitchen and entrance hall. Coving to the ceiling with wall and ceiling light points. Hardwood timber double glazed window towards the rear. Timber double glazed hardwood, sliding patio door allowing easy access and views to the rear garden.

BREAKFAST KITCHEN 12' 0" x 9' 8" (3.65m x 2.94m)

Range of fitted eye and base level units, base units having extensive work surfaces extending out into a breakfast bar area or food preparation area. Attractive tiled splash backs and various power points across the work surfaces. Stainless steel one and half bowl sink unit with drainer and mixer tap. Ample space for slide-in electric cooker with circulator fan/light above. Plumbing and space for dishwasher. Space for fridge and freezer under the units. Modern (Vaillant) gas central heating boiler. Tiled walls. Ceiling light point. uPVC double glazed door to the side. Part glazed door allowing access to the 'L' shaped extended lounge diner. Timber double glazed hardwood window towards the front elevation.

FIRST FLOOR - LANDING

Turn flight open spindle staircase allowing access to the ground floor. Loft access point. Low level power point. Doors to principal rooms.

EXTENDED MASTER BEDROOM 20' 0" x 9' 0" (6.09m x 2.74m)

Built in wardrobes with double opening doors. Low level power points. Television point. Two ceiling light points. Panel radiator. Timber hardwood double glazed window to the rear allowing pleasant views of the gardens and partial views down towards Knypersley Church on the horizon.

BEDROOM TWO (Formally Master Bedroom) 13' 5" x 9' 4" (4.09m x 2.84m)

Built in wardrobes with double opening doors. Panel radiator. Low level power points. Ceiling light point. Timber hardwood double glazed window towards the rear.

BEDROOM THREE 9' 6" x 9' 2" (2.89m x 2.79m)

Panel radiator. Low level power points. Centre ceiling light point. Timber hardwood double glazed window to the front elevation allowing pleasant views of the cul-de-sac.

FAMILY BATHROOM 8' 10" x 6' 0" (2.69m x 1.83m)

Recently modernised white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and fitted mirror above. Panel bath with chrome coloured mixer tap and shower attachment. Quality tiled walls. Glazed shower cubicle with wall mounted (Triton) electric shower. Panel radiator. Ceiling light point. Extractor fan. Timber double glazed, hardwood frosted window to the front elevation.

EXTERNALLY

The property is approached via a sweeping tarmac driveway allowing for an additional pull-in area and easy access down towards the side of the property. Easy vehicle access down towards the side of the property to the garage and further off road parking. Garden is set out with low maintenance flower and shrub border.

REAR ELEVATION

Good size Indian Stone flagged patio that surrounds the rear extension. Crazy paved pathway towards the head of the garden with additional flagged patio area. Timber fencing forms the boundaries. Shrubs and trees. Further flagged area to the rear of the garage.

DETACHED GARAGE 18' 10" x 9' 0" both measurements are at its widest point & approximate (5.74m x 2.74m)

Good size garage, brick built and flat roof construction. Up-and-over door to the front. Two uPVC double glazed windows to the side.

DIRECTIONS

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. Turn right at the lights onto Newpool Road, continue over the bridge and turn left into Lyneside Road. Continue around taking the 3rd right hand turning into Lagonda Close, where the property can be clearly identified by our Priory Property Services Board.

VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team



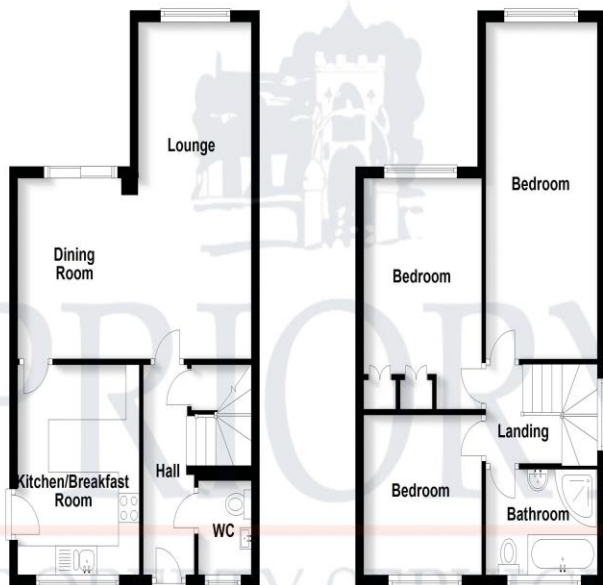


Ground Floor

Approx. 46.2 sq. metres (497.3 sq. feet)

First Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



Total area: approx. 92.3 sq. metres (993.4 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

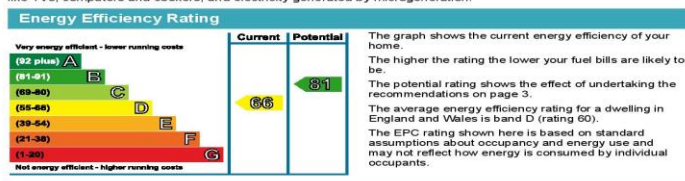
14, Lagonda Close, Knypersley, STOKE-ON-TRENT, ST8 6PZ
 Dwelling type: Detached house Reference number: 0832-2825-7670-9491-8675
 Date of assessment: 15 March 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 15 March 2019 Total floor area: 92 m²

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: £ 2,700
 Over 3 years you could save £ 381

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|-----------------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 312 over 3 years | £ 195 over 3 years | You could save £ 381 over 3 years |
| Heating | £ 2,127 over 3 years | £ 1,950 over 3 years | |
| Hot Water | £ 261 over 3 years | £ 174 over 3 years | |
| Totals | £ 2,700 | £ 2,319 | |

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.



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 (suspended floor) | £800 - £1,200 | £ 192 |
| 2 Low energy lighting for all fixed outlets | £45 | £ 102 |
| 3 Solar water heating | £4,000 - £6,000 | £ 87 |

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 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.