



PRIORY

PROPERTY SERVICES



3 Bedrooms. Shared Ownership Property. Modern Semi Detached Family Home With Long Garden To The Rear Backing Onto Wooded Area. Ent. Hall, G.F. W.C. & First Floor Family Bathroom. Modern 'L' Shaped Through Lounge Diner.



4 Senn Row Biddulph ST8 7FN

**£74,500
Shared Ownership**

ENTRANCE HALL

Modern composite door to the front elevation with double glazed window to the centre. Ceiling light point. Panel radiator. Door allowing access to the through kitchen lounge.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and tiled splash back. Panel radiator. Ceiling light point. Extractor fan.

'L' SHAPED THROUGH KITCHEN/LOUNGE DINER 25' 8" x 14' 8", narrowing to 11' 6" approximately, narrows to kitchen area of 7' 2" (7.82m x 4.47m)

Kitchen Area

Range of modern fitted eye and base level units, base units having work surfaces above with tiled splash backs. Stainless steel sink unit with drainer and mixer tap. Built in stainless steel effect four ring (Hotpoint) gas hob with (Hotpoint) stainless steel effect oven below. Stainless steel splash back behind the hob with stainless steel circulator fan/light above. Built in (Indesit) washer dryer. Built in fridge and freezer. Good selection of drawer and cupboard space. One eye unit houses the wall mounted (Potterton Promax) gas combination central heating boiler. Attractive 'timber effect' vinyl flooring. Ceiling light point. Upvc double glazed window to the front.

Lounge/Dining Area

Three panel radiators. Low level power points and television point. Centre ceiling light point. Door to walk-in under stairs store cupboard. Turn flight stairs allowing access to the first floor landing. uPVC double glazed, double opening 'French doors' with large side panel windows allowing easy access and excellent views of the good sized garden and wooded area to the rear.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Airing cupboard with slatted shelf. Ceiling light point. Loft access point.

BEDROOM ONE 14' 6" maximum into the wardrobes x 8' 2" (4.42m x 2.49m)

Selection of modern wardrobes with sliding mirrored fronts and hanging rails. Low level power points. Panel radiator. Ceiling light point. Television point. uPVC double glazed window allowing excellent views of the rear garden, wooded area and views over towards 'Congleton Edge' on the horizon.

BEDROOM TWO 10' 10" x 8' 2" (3.30m x 2.49m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the front elevation.

BEDROOM THREE 9' 2" x 6' 4" (2.79m x 1.93m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window allowing excellent views of the rear garden, wooded area and views over towards 'Congleton Edge' on the horizon.

FAMILY BATHROOM 6' 10" x 5' 8" (2.08m x 1.73m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Tiled splash back with work surface above. Shaving point. Panel radiator. Panel bath with chrome coloured hot and cold taps, electric (Triton T80) shower above the bath with glazed shower screen. Tiled splash backs. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the front elevation.

EXTERNALLY

The property is approached via a tarmac driveway allowing comfortably off road parking for 2 vehicles side-by-side. Flagged pedestrian access down one side of the property to the rear.

REAR ELEVATION

The rear has a good size flagged patio area that enjoys the majority of the all-day to later evening sun with pleasant views over towards the wooded area to the rear. Long garden is mainly laid to lawn with timber fencing forming the boundaries. Reception lighting.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed north along the by-pass. At the roundabout turn left onto Congleton Road. Continue past the Biddulph Arms public house turning immediately right onto Smithy Lane. Continue around for a short distance turning 3rd right onto The Uplands. Once on The Uplands, continue to the new development, to where the property can be clearly identified by our Priory Property Services Board.

VIEWING

Is strictly by appointment via the selling agent.

SHARED OWNERSHIP INFORMATION

This property can only be sold to buyers who comply to Staffordshire Moorland Local Occupancy Eligibility Criteria. If you have any questions about eligibility please call the office to have an informal chat with a member of our team.

SHARED OWNERSHIP

This property is offered 'For Sale' on a 50% shared ownership basis with 'Staffordshire Housing Association' owning the other 50% which you will rent from them. Please note: there is a possibility to purchase up to 75% share immediately on this property. Please confirm all charges with your legal representative prior to exchange of contracts.

CHARGES

The current vendor pays £177.28 per month which is payable on top of your mortgage each month.

OPEN MARKET VALUE

The 'open market value' of this property is £149,000.

LEASEHOLD

This property is 'Leasehold' (remainder of a 125 year lease).

LEGAL REPRESENTATIVE

Please check all charges and conditions with your legal representative before committing to purchase.

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.





Energy Performance Certificate HM Government

4, Senn Row, The Uplands, STOKE-ON-TRENT, ST8 7FN

Dwelling type: Semi-detached house Reference number: 9649-3803-7196-9695-3585
 Date of assessment: 17 November 2015 Type of assessment: SAP, new dwelling
 Date of certificate: 17 November 2015 Total floor area: 71 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:	£ 1,131
Over 3 years you could save	£ 108

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	
Heating	£ 681 over 3 years	£ 681 over 3 years	
Hot Water	£ 306 over 3 years	£ 198 over 3 years	
Totals	£ 1,131	£ 1,023	You could save £ 108 over 3 years

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.

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 111
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 780

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.