



PRIORY
PROPERTY SERVICES



3 Bedrooms. Well Presented Semi Detached Family Home Within A Popular Residential Location. Ent Hall. Lounge & Separate Dining Rm Leading To A Brick Base Conservatory. Modern Fitted Kitchen With B.I. Apps & G.F. W.C. Single Garage



Cornfield Road Biddulph ST8 6TX

£175,000

ENTRANCE HALL

Quality timber effect laminate flooring. Panel radiator. Low level power point. Ceiling light points. Double glazed door towards the front elevation. Stairs to the first floor.

GROUND FLOOR CLOAKROOM/W.C.

Modern low level w.c. Wash hand basin with chrome coloured mixer tap. Quality timber effect laminate flooring. Panel radiator. Tiled splash backs. Ceiling light point. Extractor fan. uPVC double glazed frosted window towards the side elevation.

LOUNGE 13' 2" x 12' 4" maximum into the recess (4.01m x 3.76m)

Quality timber effect laminate flooring. Modern electric fire. Television and telephone points. Door to walk-in under stairs store cupboard. Panel radiator. Coving to the ceiling with centre ceiling light point. Attractive oak, double opening part glazed French doors allowing access and views into the dining room. uPVC double glazed window towards the front elevation allowing partial views up towards Wicken Stone Rocks on the horizon.

DINING ROOM 10' 10" x 7' 8" (3.3m x 2.34m)

Quality timber effect laminate flooring. Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. Oak double opening french part glazed doors allowing access and views into the lounge. Archway leading into the kitchen. Double glazed sliding patio window and door allowing access and views into the conservatory.

CONSERVATORY

Brick base construction. Quality timber effect laminate flooring. Low level power points. uPVC double glazed windows to both side and rear elevations. uPVC double glazed, double opening french doors to the garden. (Nb. vendor has informed us that the roof is being replaced with a new frame with state of the art blue act, self cleaning glass).

KITCHEN 10' 8" x 7' 4" (3.25m x 2.24m)

Brand new, quality, modern fitted eye and base level units, base units having extensive work surfaces above with attractive modern splash backs and various power points over the work surfaces. Built in (AEG) eye level double electric oven. Built in (Bosch) stainless steel four ring gas hob with stainless steel circulator fan/light above. Built in 50/50 fridge and freezer. Built in (Philco) slimline dishwasher. Built in (Indesit) washing machine. Excellent selection of drawer and cupboard space. Quality timber effect laminate flooring. Centre ceiling light point. Archway leading into the dining room. uPVC double glazed window and door allowing access and views to the rear garden.

FIRST FLOOR - LANDING

Low level power point. Stairs allowing access to the ground floor. Loft access point. Centre ceiling light point. Former cylinder cupboard now housing the wall mounted (Worcester) gas combination central heating boiler with shelving. Doors to principal rooms.

LANDING**MASTER BEDROOM** 12' 6" to wardrobe fronts x 9' 0" (3.81m x 2.74m)

Selection of fitted wardrobes to one side with various double opening doors, double side hanging rails and built in storage shelving. Quality timber effect laminate flooring. Panel radiator. Centre ceiling light point. Low level power points. uPVC double glazed window to the front allowing partial views up towards Wicken Stone Rocks on the horizon.

BEDROOM TWO 9' 10" maximum into the wardrobes x 9' 2" (2.99m x 2.79m)

Quality timber effect laminate flooring. Panel radiator. Built in wardrobes with double opening doors, side hanging rails and built in shelving. Centre ceiling light point. uPVC double glazed window allowing views to the rear.

BEDROOM THREE 9' 6" maximum into the entrance recess x 6' 2" (2.89m x 1.88m)

Quality timber effect laminate flooring. Panel radiator. Low level power point. Built in over-stairs storage cupboard. Ceiling light point. uPVC double glazed window to the front.

FAMILY BATHROOM 6' 2" x 6' 2" (1.88m x 1.88m)

Modern three piece white suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Shaving point. Panel bath with chrome coloured mixer tap. Chrome coloured mixer shower, glazed shower screen. Modern attractive tiled walls and floor. Chrome coloured towel radiator. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window towards the rear elevation.

EXTERNALLY

The property is approached via a tarmacadam sweeping driveway allowing ample off road parking and easy vehicle access to the garage at the side. Block paved pedestrian access to the front of the property. Boundary is formed by low level quality brick walling with feature inset railings. Lantern reception light. Gated flagged access to the side which leads to the rear.

REAR ELEVATION

Quality Indian Stone flagged patio that surrounds the conservatory. Covered entrance leads into the kitchen. Step up to a good size timber decked area over two levels with extremely well stocked raised shrub beds. Timber fencing forms the boundaries.

SINGLE GARAGE 16' 8" in length x 8' 6" (5.08m x 2.59m)

Brick built and pitched roof construction. Up-and-over door towards the front elevation. Power and light. Upvc double glazed door towards the rear allowing access to the rear garden. (Nb. The vendor has sectioned off the front of the garage for storage. The rear has book cases, a breakfast bar/office. This can all easily be converted back to a full garage, if required).

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

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Biddulph's Award Winning Team





Energy Performance Certificate

4, Cornfield Road, Biddulph, STOKE-ON-TRENT, ST8 6TX

Dwelling type: Semi-detached house Reference number: 9706-2630-7524-9892-9021
 Date of assessment: 10 December 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 December 2012 Total floor area: 73 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:	£ 2,088
Over 3 years you could save	£ 591

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 126 over 3 years	
Heating	£ 1,467 over 3 years	£ 1,155 over 3 years	
Hot Water	£ 378 over 3 years	£ 216 over 3 years	
Totals	£ 2,088	£ 1,497	You could save £ 591 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Very energy efficient - higher running costs
(92 plus) A		85	
(81-91) B			
(69-80) C	65		
(55-68) D			
(39-54) E			
(13-38) F			
0-12 G			

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).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 129	✓
2 Low energy lighting for all fixed outlets	£45	£ 96	✓
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 63	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.