



PRIORY
PROPERTY SERVICES



3 Bedrooms. Detached Family Home Within A Popular Residential Location Close To Local Schools & Amenities. Beautiful Modern Fitted Breakfast Kitchen. Master Bedroom With En-Suite & First Floor Family Bathroom. Integral Garage.



6 Mostyn Close Knypersley Biddulph ST8 7XD

£199,950

ENTRANCE HALL

Panel radiator. Stairs allowing access to the first floor. uPVC double glazed door to the front elevation. Coving to the ceiling with ceiling light point. Door allowing access into the lounge.

BAY FRONTED LOUNGE 16' 2" maximum into the bay x 10' 6" (4.92m x 3.20m)

Two panel radiators. Low level power points. Television and telephone points. Coving to the ceiling with ceiling light points. Large archway leading into the dining room. Attractive walk-in bay with uPVC double glazed bow windows to the front and side elevations.

DINING ROOM 8' 10" x 8' 8" (2.69m x 2.64m)

Panel radiator with low level power points. Large archway leading into the lounge. Further door allowing access into the kitchen. Coving to the ceiling with centre ceiling light point. uPVC double glazed, double opening 'French doors' allowing access and views into the conservatory.

CONSERVATORY

Brick base and pitched roof construction. uPVC double glazed windows to both side and rear elevations, rear having two double opening 'French doors' allowing access and views to the rear garden. Quality 'timber effect' laminate floor. Wall mounted electric heater plus wall mounted traditional radiator. Low level power points. Television point. Two ceiling lights and fan point.

BREAKFAST KITCHEN 'L' SHAPED 13' 6" maximum x 8' 10", narrowing to 7' 8" (4.11m x 2.69m)

Excellent selection of 'high quality', 'high gloss', eye and base level units, base units having modern 'timber effect' work surfaces above with matching up-stands. Various power points over the work surfaces with down lighting above. Built in modern one and half bowl sink unit with drainer and chrome coloured mixer tap. Stainless steel five ring gas hob with stainless steel circulator fan/light above and glass splash back. Stainless steel built in (CDA) oven with stainless steel built in (CDA) microwave above. Built in fridge and freezer into the base units, side-by-side. (CDA) washing machine into the base units. Good selection of drawer and cupboard space. Vinyl timber effect flooring. Modern tall radiator. uPVC double glazed window allowing pleasant views of the rear garden.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Low level power points. Loft access point. Ceiling light point. Doors to principal rooms.

AIRING CUPBOARD

With slatted shelf.

MASTER BEDROOM 14' 8" x 10' 10" at its widest point (4.47m x 3.30m)

Feature 'high ceiling' with centre ceiling light point. Low level power points. Panel radiator. Recess (ideal for wardrobes). Feature tall uPVC arched window to the front elevation. Further door allowing access into the en-suite.

EN-SUITE

Modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Panel radiator. Vinyl flooring. Modern part tiled walls. Chrome coloured mixer shower with glazed door. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window with tiled sill to the rear elevation.

BEDROOM TWO 11' 10" x 8' 4" approximately (3.60m x 2.54m)

Panel radiator. Built in storage cupboard. Recess (ideal for wardrobes). Ceiling light point. Low level power points. uPVC double glazed window to the front elevation.

BEDROOM THREE ('L' SHAPED) 10' 0" x 8' 10" at its widest point (3.05m x 2.69m)

Timber effect laminate flooring. Panel radiator. Low level power points. Recess (ideal for wardrobes). uPVC double glazed window allowing pleasant views of the rear garden.

FAMILY BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m)

Three piece modern 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Panel bath with chrome coloured hot and cold taps. Modern tiled walls. Panel radiator. Vinyl flooring. Inset ceiling lights. uPVC double glazed frosted window to the rear elevation.

INTEGRAL GARAGE

Up-and-over door to the front elevation.

FRONT ELEVATION

The property is approached via a wide, double width tarmac driveway providing off road parking and easy vehicle access to the garage. Front garden is mainly laid to lawn with flagged, gated access down one side of the property to the rear. Lantern reception light.

REAR ELEVATION

The property has an 'Indian Stone' flagged patio area that surrounds the conservatory. Rear garden is mainly laid to lawn with timber decking towards the head of the garden. Raised, low maintenance shrub bed behind timber decking. Timber fencing forms the boundaries.

DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights', turning left at the traffic lights onto 'Park Lane'. Proceed up 'Park Lane' to the mini roundabout, turn left onto 'St David's Way'. Turn 3rd left onto 'Mostyn Close' where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

LEASEHOLD

£60 per annum. Please confirm all charges with your legal representative prior to exchange of contracts.



Biddulph's Award Winning Team





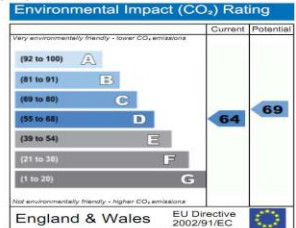
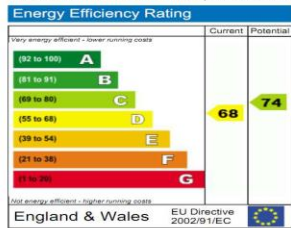
Energy Performance Certificate



6, Mostyn Close
Knypersley
STOKE-ON-TRENT
ST8 7XD

Dwelling type: Detached house
Date of assessment: 14 April 2008
Date of certificate: 15 April 2008
Reference number: 8908-6624-4230-5634-5096
Total floor area: 84 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 will 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	250 kWh/m ² per year	209 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	2.9 tonnes per year
Lighting	£71 per year	£37 per year
Heating	£345 per year	£312 per year
Hot water	£103 per year	£88 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.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

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