



**2 Bedrooms. Detached True Bungalow Located Within A Quiet None Estate Corner Position & Within The Popular Area Of Gillow Heath. uPVC Double Glazing & Gas Central Heating System. Single Garage. No Upward Chain!**



**'L' SHAPED ENTRANCE HALL**

Panel radiator with thermostatic control. Low level double power point. Coving to the ceiling with ceiling light point. Loft access point. Doors to principal rooms. uPVC double glazed door to the front elevation.

**BAY FRONTED LOUNGE** 14' 10" maximum into the bay x 13' 0" maximum into chimney recess (4.52m x 3.96m)

Living Flame gas fire set in an attractive timber surround with marble effect inset and hearth. Television and telephone points. Low level power points. Coving to the ceiling with ceiling light point. Single glazed, feature frosted window to the side elevation. Attractive walk-in bay with uPVC double glazed windows to the front allowing pleasant views of Linden Drive and partial views up towards the Biddulph Valley.

**BREAKFAST KITCHEN** 11' 0" x 9' 8" (3.35m x 2.94m)

Range of smart fitted eye and base level units, base units having various power points and timber effect work surfaces above. Sink unit with drainer and mixer tap. Gas (Hotpoint) oven. Telephone point. Good selection of drawer and cupboard space. Panel radiator. Ceiling light point. uPVC double glazed window allowing pleasant views to the rear garden.

**WALK-IN STORE CUPBOARD**

Built in shelving. Electric and gas meter points. Currently housing a fridge area with power. uPVC double glazed frosted window to the side.

**SIDE PORCH**

Tiled floor. uPVC double glazed door to the side driveway. Door allowing access to a utility area.

**UTILITY AREA**

Plumbing and space for washing machine. Wall mounted modern (Potterton) gas combination central heating boiler. Ceiling light point. uPVC double glazed frosted window to the side.

**BATHROOM** 7' 8" x 7' 2" maximum into the bath (2.34m x 2.18m)

Three piece white (Burlington) 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 mixer tap and shower attachment. Storage cupboard with louvre doors. Chrome coloured towel radiator. Part timber panelling to the walls. Ceiling light point. uPVC double glazed frosted window to the rear.

**BEDROOM ONE** 13' 0" x 11' 0" (3.96m x 3.35m)

Range of fitted wardrobes to the majority of one wall. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front allowing pleasant views of Linden Drive and partial views up towards the Biddulph Valley.

**BEDROOM TWO** 12' 0" x 10' 0" (3.65m x 3.05m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden.

**EXTERNALLY**

The property is located on a mature corner position with pleasant views. Large lawned gardens to the front and side. Side reception light. Generous driveway continues down towards the side and rear, allowing ample off road parking.

**REAR ELEVATION**

The driveway continues, allowing easy vehicle access to the single garage. Concrete and crazy paved flagged patio enjoys the majority of the mid-day to late evening sun. Garden is mainly laid to lawn with well stocked flower and shrub borders. Mixture of hedgerows and stone walling form the boundaries. Hard standing for timber shed. Outside water tap.

**SINGLE GARAGE**

Up-and-over door to the front elevation.

**DIRECTIONS**

From the main roundabout off Biddulph town centre proceed North along the by-pass. At the traffic lights turn left onto Station Road, continue on down and follow the road round turning 2nd right onto Linden Drive to where the property can be clearly identified by our 'Priory Property Services Board'.

**VIEWING**

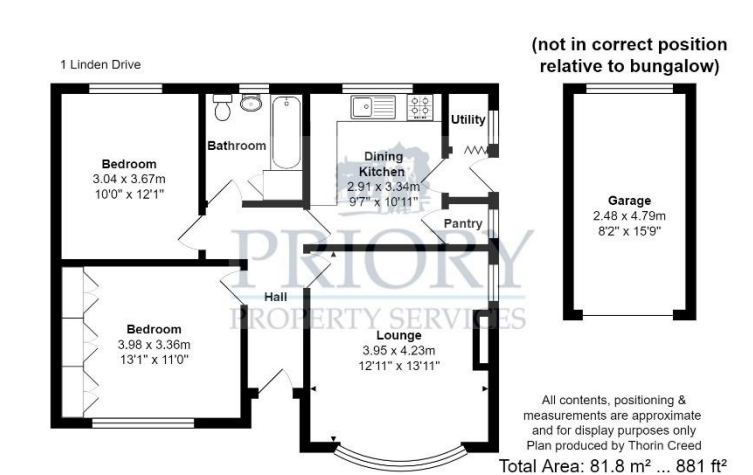
Is strictly by appointment via the selling agent.

**NO CHAIN**



## Biddulph's Award Winning Team





Energy Performance Certificate			
1 Linden Drive, Gillow Heath, STOKES-ON-TRENT, ST8 6BY			
Dwelling type:	Unimproved bungalow	Reference number:	0060-7895-2/23-205-1553
Date of assessment:	11 February 2022	Type of assessment:	Full EPC existing dwelling
Date of certificate:	12 February 2022	Total floor area:	67 m <sup>2</sup>
Use this document for:			
1. Compare current energy of properties to similar properties on same energy market			
2. Find out how you can save energy and money by installing improvements to your property			
Estimated energy costs of dwelling for 3 years:		Over 3 years you could save:	
£ 2,787		£ 855	
Over 3 years you could save			
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 355 over 3 years	£ 187 over 3 years	£ 168
Heating	£ 2,023 over 3 years	£ 1,175 over 3 years	£ 848
Hot Water	£ 215 over 3 years	£ 152 over 3 years	£ 63
Totals	£ 2,593	£ 1,514	£ 1,079
This figure shows how much the average house with similar characteristics would spend on heating, lighting and hot water over 3 years based on the energy used by the dwelling. This includes energy use for heating appliances like TVs, computers and cookers, and electricity generated by microgenerators.			
Energy Efficiency Rating			
The graph shows the energy efficiency of your property.		The graph shows the energy efficiency of your property.	
The graph shows the energy efficiency of your property.		The graph shows the energy efficiency of your property.	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Potential savings over 3 years	
1. Increase hot water tank to 216 m <sup>3</sup>	£100 - £150	£ 147	
2. Change wall insulation	£200 - £1,500	£ 1,142	
3. Floor insulation (suspended floor)	£600 - £1,200	£ 297	
See page 3 for a full list of recommendations for this property.			
This document is not valid unless you also have the property energy rating label and the energy performance certificate label on the property.			

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.