



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Well Presented Link-Detached Family Home With No Upward Chain. Modern Fitted Kitchen With BI Apps & Dining Area Off. Generous Lounge. F.F. Shower Room/W.C. West Facing Landscaped Rear Garden. Cul-De-Sac Location.**



Swallow Walk Biddulph ST8 6TY

£167,500

**DINING ROOM (Off The Kitchen)** 9' 8" x 7' 10" (2.94m x 2.39m)

Panel radiator. Low level power points. Breakfast bar which allows views into the kitchen area with under pelmet lighting. Telephone point. Double opening doors allowing access to the lounge. Door allowing access into the kitchen. Two uPVC double glazed windows and door to the side elevation. uPVC double glazed sliding patio window and door allowing access and views to the landscaped gardens to the rear.

**KITCHEN** 9' 8" x 8' 2" approximately into the units (2.94m x 2.49m)

Range of modern fitted eye and base level units, base units having 'high gloss' work surfaces above, extending out into a breakfast bar area which allows views into the dining room with feature under pelmet lighting. Low level power points. Built in electric hob with built in stainless steel effect electric oven at eye level. Stainless steel one and half bowl sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Plumbing and space for washing machine. Recess (ideal for fridge freezer) with shelf above. Attractive ceramic tiled floor. Panel radiator. Extractor fan. uPVC double glazed window allowing pleasant views of the landscaped gardens.

**LOUNGE** 16' 2" maximum into the recess x 13' 4" approximately (4.92m x 4.06m)

Attractive 'timber effect' laminate flooring. Panel radiator. Door allowing access to the stairwell to the first floor. Under stairs storage cupboard. Low level power points. Coving to the ceiling with center ceiling light point. Double opening doors to the dining room. Feature fireplace with marble effect hearth and surround and electric fire. Three uPVC double glazed windows to the front elevation allowing pleasant views up towards 'Biddulph Moor' on the horizon. uPVC double glazed window to the side elevation allowing pleasant views on the horizon.

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. Loft access point. Over-stairs storage cupboard with slatted shelves. Low level power points and ceiling light points. Doors to principal rooms.

**BEDROOM ONE** 12' 2" x 10' 2" (3.71m x 3.10m)

Panel radiator. Low level power points. Television point. Coving to the ceiling with inset ceiling lights. uPVC double glazed window towards the side elevation allowing excellent views on the horizon, down towards 'Biddulph Moor', 'The Cloud' and 'Congleton Edge'.

**BEDROOM TWO ('L' Shaped)** 11' 0" x 8' 0" (3.35m x 2.44m)

Low level power points. Panel radiator. Television point. Center ceiling light point. uPVC double glazed window allowing excellent views of the rear landscaped gardens.

**BEDROOM THREE** 8' 0" x 6' 6" (2.44m x 1.98m)

Panel radiator. Low level power points. Center ceiling light point. uPVC double glazed window to the rear allowing pleasant views.

**SHOWER ROOM** 6' 4" x 5' 8" (1.93m x 1.73m)

Modern suite comprising of a low level w.c. Wash hand basin with half pedestal and chrome colored mixer tap. Shower cubicle with retractable glazed doors, chrome colored mixer shower and tray. Attractive tiled floor. Panel radiator. Part tiled walls. Shaving point. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the front.

**EXTERNALLY**

The property is approached via a long sweeping tarmac driveway that allows ample off road parking. Canopied entrance to the side elevation allowing access. Garden is mainly laid to lawn.

**REAR ELEVATION**

The rear has a good size 'stone effect' flagged patio edged in block pavers and enjoys the majority of the mid-day to later evening sun. Excellent vantage point to enjoy the landscaped gardens. To one side there is a slightly raised 'timber decked' patio area. Timber fencing with gate allows access to the side driveway. Hard standing for timber shed with power (Nb. shed is included in the sale). Outside water tap. Long lawned garden with well kept flower and shrub borders. Timber fencing forms the boundaries.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass turning left at the 2nd roundabout into St. Johns Road. Continue over the first and second roundabouts onto 'Cornfield Road' turning first right into 'Swallow Walk'. The property can be clearly identified by our 'Priory Property Services' board on the left hand side.

**VIEWING**

Is strictly by appointment via the agent.

**SOLAR PANELS**

Information From Vendor Regards The 9 Solar Panels. Vendor informs us that she owns the Solar Panels. Please check all information with your legal representative before legally completing.

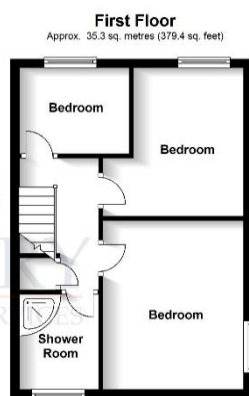
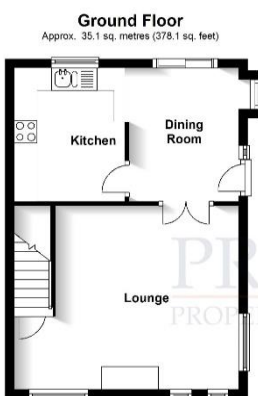


# PRIORY

PROPERTY SERVICES

## Biddulph's Award Winning Team





Total area: approx. 70.4 sq. metres (757.5 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

38, Swallow Walk, Biddulph, STOKE-ON-TRENT, ST8 6TY

Dwelling type: Semi detached house      Reference number: 0200 2593 0266 9196 0305  
 Date of assessment: 17 June 2016      Type of assessment: Full SAP, existing dwelling  
 Date of certificate: 17 June 2016      Total floor area: 77 m<sup>2</sup>

Use this document for:

- Comparing current ratings of properties to see which properties are more energy efficient
- To see how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 2,253

**Over 3 years you could save:** £ 464

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 166 over 3 years	£ 110 over 3 years
Heating	£ 1,742 over 3 years	£ 1,443 over 3 years
Hot Water	£ 245 over 3 years	£ 221 over 3 years
<b>Totals</b>	<b>£ 2,253</b>	<b>£ 1,909</b>

**You could save £ 464 over 3 years**

These figures show the result the average household would expect in this property for heating, lighting and hot water. This reduces energy use for running appliances like TVs, computers and ovens, and any electricity generated by energy efficient.

#### Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
72	72	84

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 55).

#### 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 (solid floor)	£1,300 - £8,000	£ 231	Yes
2. Replace boiler with 'new condensing boiler'	£2,200 - £3,300	£ 161	Yes
3. Solar water heating	£4,200 - £9,000	£ 192	Yes

To find out more about the recommended measures and other actions you could take today, a peer review visit [www.green-deal.co.uk/energyhelp/energyhelp.asp?lang=en](http://www.green-deal.co.uk/energyhelp/energyhelp.asp?lang=en) is a free service. The Green Deal can help you to make your home greener and cheaper to run. It's up to you.

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.