



PRIORITY

PROPERTY SERVICES



3 Generous Bedrooms. Absolutely Stunning End Town House Over Three Levels With Stunning Large Open-Plan Dining Kitchen & French Doors To Rear. Large First Floor Living Room. Master Bedroom With En-Suite & Built In Wardrobes. Freehold.



Lucerne Road Biddulph ST8 7FG

£216,000

ENTRANCE HALL

Modern composite double glazed door towards the front elevation. Turn flight stairs allowing access to the first floor. Attractive tiled floor. Low level power point. Ceiling light point. Door allowing access to the dining kitchen. Further door to the ground floor w.c.

GROUND FLOOR W.C. 6' 0" x 5' 0" (1.83m x 1.52m)

Modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Attractive tiled splash back. Tiled floor. Panel radiator. Wall mounted (Potterton) gas central heating boiler. Ceiling light point. uPVC double glazed frosted window towards the front elevation.

DINING KITCHEN

Excellent selection of high gloss modern fitted eye and base level units, base units having extensive work surfaces above, extending out into a breakfast bar in the dining area. Matching up-stands and attractive tiled splash backs above. Built in stainless steel effect (Hotpoint) four ring gas hob with (Hotpoint) stainless steel effect extractor fan/light above. Matching built in electric (Hotpoint) double oven at eye level. Built in fridge and freezer. Built in (Indesit) washing machine. Built in (Indesit) dishwasher. Good selection of drawer and cupboard space. Tiled floor to the kitchen area. Under stairs store cupboard. Further door allowing access to the cylinder cupboard. Inset ceiling lights. Door to the entrance hall. Quality timber effect laminate flooring into the dining/family room area.

DINING/FAMILY ROOM (Off The Dining Kitchen) 20' 6" x 15' 0", narrowing to 11' 10" in the kitchen area (6.24m x 4.57m)

Two double panel radiators. Low level power points. High level television point. Ceiling light point. uPVC double glazed window to the side. uPVC double glazed, double opening French doors allowing access and views to the garden, with uPVC double glazed side panel windows to either side.

FIRST FLOOR - LANDING

Turn flight stairs allowing access to both the ground and second floors. Panel radiator. Low level power points. Ceiling light points. uPVC double glazed window to the front allowing pleasant views of the courtyard.

LOUNGE 15' 0" x 13' 2" (4.57m x 4.01m)

Two panel radiators. Low level power points. Telephone and television points. Centre ceiling light point. uPVC double glazed window to the side. Two uPVC double glazed windows to the rear.

BEDROOM TWO 12' 6" x 8' 10" (3.81m x 2.69m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window allowing pleasant views of the courtyard to the front.

SECOND FLOOR

Turn flight stairs allowing access to the first floor landing. Loft access point. Doors to principal rooms.

BEDROOM ONE 13' 4" x 9' 2" (4.06m x 2.79m)

Built in wardrobes with double opening doors, incorporating side hanging rail and storage shelf above. Panel radiator. Low level power points. Television point. Centre ceiling light point. uPVC double glazed windows to both the side and rear, rear having partial views up towards Mow Cop and Congleton Edge on the horizon.

EN-SUITE 6' 2" x 5' 8" (1.88m x 1.73m)

Modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Glazed shower cubicle with tiled walls and wall mounted chrome coloured mixer shower. Attractive tiled floor and part tiled walls. Chrome coloured towel radiator. Extractor fan. Shaving point. Inset ceiling lights. uPVC double glazed frosted window to the rear.

BEDROOM THREE ('L' Shaped) 15' 0" x 10' 2" (4.57m x 3.10m)

Panel radiator. Low level power points. Centre ceiling light point. Two uPVC double glazed windows allowing pleasant views of the courtyard to the front.

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

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and shower attachment. Part tiled walls. Tiled floor. Chrome coloured panel radiator. Extractor fan. Inset ceiling lights.

EXTERNALLY

The property is approached via a flagged pathway with lantern reception light. Low maintenance shrub borders to either side of the path. Block paved courtyard area. TWO ALLOCATED PARKING SPACES TO THE FRONT, DIRECTLY OUTSIDE OF THE PROPERTY.

REAR ELEVATION

Flagged patio area that enjoys the majority of the mid-day to later evening sun with low maintenance gravel garden, incorporating feature raised bed. Walled garden and timber fencing forms the boundaries. Feature garden lighting and floodlight to the rear. Timber gate to one side allowing pedestrian access out to the side.

ESTATE CHARGES

Covering the communal areas: Vendor informs us that the estate charges are currently £180.44 per annum. The vendor informs us that the charge for the second half will be due on 30th June 21 and this will be paid for the year for the new buyer. Please confirm all charges with your legal representative prior to exchange of contracts.

VIEWING

Is strictly by appointment via the selling agent.

FREEHOLD



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate

40, Lucerne Road, Biddulph, STOKE-ON-TRENT, ST8 7FG

Dwelling type: End-terrace house Reference number: 2558-4927-7319-2384-1900
 Date of assessment: 25 November 2014 Type of assessment: SAP, new dwelling
 Date of certificate: 25 November 2014 Total floor area: 109 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:	£ 1,698
Over 3 years you could save	£ 135

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	
Heating	£ 1,197 over 3 years	£ 1,200 over 3 years	
Hot Water	£ 315 over 3 years	£ 177 over 3 years	
Totals	£ 1,698	£ 1,563	You could save £ 135 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

Current	Potential
81	91

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	£ 135
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 750

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.