



PRIORITY

PROPERTY SERVICES



4 Bedrooms. Superbly Presented Throughout This Detached Dormer Bungalow Sits Proudly On A Generous Plot & Has Views Over Towards St Lawrence's Church. Boasting Two Garages & Gardens To Front, Side & Rear Elevations.



'CHURCH VIEW'

1A Woodhouse Lane Biddulph ST8 7DP

£279,500

ENTRANCE PORCH

uPVC double glazed window and door to the front. Attractive tiled floor. Single glazed window and door allowing access into the reception hall. Ideal cloaks area.

RECEPTION HALL

Quality timber effect (Karndean) flooring. Open turn staircase allowing access to the first floor. Panel radiator. Under stairs store cupboard. Low level power point. Quality oak doors allowing access to principal rooms. Inset ceiling lights and coving.

LOUNGE 16' 10" x 13' 10" (5.13m x 4.21m)

Quality timber effect (Karndean) flooring. Panel radiator. Multi-fuel burner set in an attractive brick surround with timber mantel above and tiled hearth. Television points. Low level power points. Coving to the ceiling with centre ceiling light point. uPVC double glazed bow window to the front allowing partial views of St Lawrence's Church. uPVC double glazed, double opening French doors allowing access and views into the conservatory at the side.

BREAKFAST KITCHEN 13' 10" x 11' 10" (4.21m x 3.60m)

Range OF quality modern fitted eye and base level units with timber fronts. Extensive work surface above and matching up-stands. Various power points over the work surfaces and down lighting. Ample space for slide-in Range Style cooker. (Belling) circulator fan/light above with inset lights. Quality built in (Cook & Lewis) sink unit with drainer and mixer tap. Excellent selection of drawer and cupboard space. Built in (Beko) dishwasher. Work surfaces extend out into a breakfast bar. Ample space for American Style fridge freezer. Quality timber effect (Karndean) flooring. Coving to the ceiling with inset ceiling lights. Panel radiator. uPVC double glazed window and door towards the rear elevation.

CONSERVATORY

Large brick base, uPVC double glazed conservatory to the side elevation with easy access through French doors to the front elevation and garden. Access from the the kitchen into the conservatory. Attractive tiled flooring. Low level sills. Power and light points.

FAMILY BATHROOM 8' 0" x 7' 0" (2.44m x 2.13m)

Recently modernised quality suite comprising of a low level w.c. with concealed cistern and high gloss work surface above. Wash hand basin with chrome coloured mixer tap, set in an attractive unit with cupboard space below and work surfaces to either side. Shaving point. Quality tiled walls. 'P' shaped bath with curved shower screen, chrome coloured mixer shower and rain head shower above. Tile effect vinyl flooring. Chrome coloured panel radiator. Extractor fan. Inset ceiling lights. uPVC double glazed frosted window to the rear.

BEDROOM ONE 11' 10" x 11' 8" (3.60m x 3.55m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation.

BEDROOM TWO/DINING ROOM 11' 10" x 11' 8" (3.60m x 3.55m)

Panel radiator. Low level power points. Television point. Coving to the ceiling with centre ceiling light point. uPVC double glazed window towards the rear.

FIRST FLOOR - LANDING

Open spindle turn flight stairs to the ground floor. Doors to principal rooms.

BEDROOM THREE ('L' Shaped)

Quality high gloss wardrobes to the majority of one wall. Panel radiator. Low level power points. Television point. Centre ceiling light point. Large timber double glazed (Velux) sky-light window to the front, further double glazed (Velux) sky-light window. (NB. restricted head height to parts of this room).

BEDROOM FOUR ('L' Shaped) 11' 2" x 9' 6" (3.40m x 2.89m)

Panel radiator. Low level power points. Centre ceiling light point. Large timber (Velux) sky-light window to the front. Door leading into a further storage room. (NB. restricted head height to parts of this room).

STORAGE ROOM (Off Bedroom Four)

Ceiling light point. Timber double glazed (Velux) window to the front. Sliding door to a walk-in wardrobe.

FIRST FLOOR SHOWER ROOM ('L' Shaped) 9' 10" x 7' 0" (2.99m x 2.13m)

Recently modernised shower room with a quality suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with cupboard space below and fitted mirror above. Quality tiled walls. Tile effect vinyl floor. Shower cubicle with wall mounted (Triton T80) electric shower. Inset ceiling lights. Cupboard housing the wall mounted (Glow-Worm) gas central heating boiler. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a high level conifer and laurel hedgerow, forming a high degree of privacy. Bespoke double opening quality timber gates allow easy access to the extensive gravelled driveway, providing ample off road parking or hard standing for caravan/boat etc. Easy access to the two detached garages. Well maintained landscaped lawned garden with large flagged patio edged in block paviors. Pleasant partial views over towards Congleton Edge on the horizon. Patio surrounds the conservatory at the side.

SIDE GARDEN

Side garden is mainly laid to lawn and enjoys the majority of the all-day to later evening sun. Flagged patio edged in block paviors surround the conservatory with secure gated access to the rear patio. Attractive raised stone wall to one side, timber fencing and established conifer hedging form the boundaries.

REAR ELEVATION

The rear has an extensive flagged patio area edged in block paviors. Gated access to the side garden. Landscaped rear garden comprising of a covered flagged patio area. Attractive raised, low maintenance rockeries and shrub borders set

behind attractive brick walling. Timber fencing forms the boundaries. External power sockets. Reception lighting.

TWO GARAGES

GARAGE ONE 13' 10" x 7' 10" approximately (4.21m x 2.39m)

Brick built and pitched roof construction. Large flagged patio area with hard standing for timber shed at the rear. Up-and-over door to the front. Window and door to the side. To the rear of this garage there is a UTILITY ROOM.

'L' SHAPED UTILITY ROOM (To The Rear Of Garage One) 8' 3" maximum x 7' 8" (2.51m x 2.34m)

Plumbing and space for washing machine. Stainless steel sink unit with hot and cold taps. Wall mounted

electric heater. Ceiling light point. uPVC double glazed window to the rear.

GARAGE TWO 19' 2" x 8' 5" (5.84m x 2.56m)

Brick built and pitched roof construction. Up-and-over door to the front.

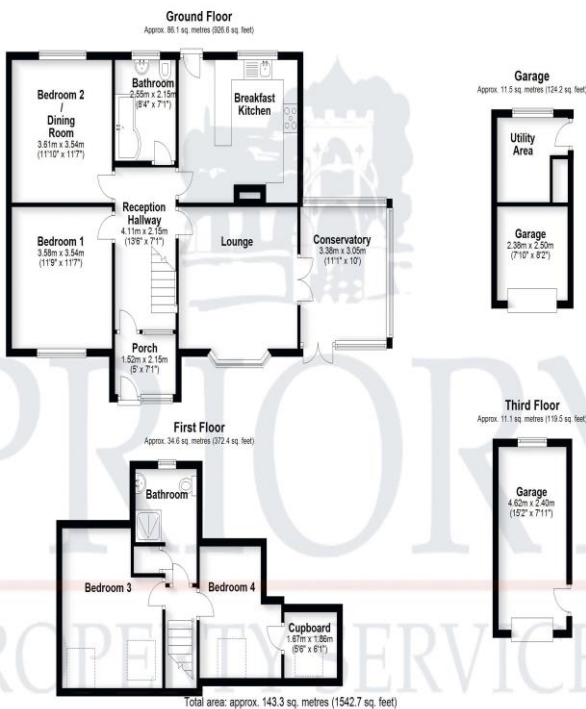
DIRECTIONS

From the main roundabout off Biddulph town centre proceed North along the by-pass. At the roundabout turn left onto Congleton Road. Continue past the Biddulph Arms public house, turning 3rd right onto Woodhouse Lane to where the property can be immediately identified by our Priory Property Services Board on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.





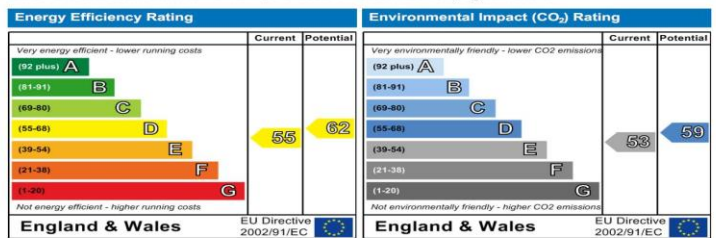
We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. For product only. Priory.

Energy Performance Certificate

Church View
1A, Woodhouse Lane
Biddulph
ST8 7DP

Dwelling type: Detached bungalow
Date of assessment: 24 February 2012
Date of certificate: 24 February 2012
Reference number: S10E-CON-TRENT
Type of assessment: RgSAP - existing dwelling
Total floor area: 124 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.



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 are likely to be.

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	256 kWh/m ² per year	219 kWh/m ² per year
Carbon dioxide emissions	6.0 tonnes per year	5.1 tonnes per year
Lighting	£97 per year	£60 per year
Heating	£1,063 per year	£929 per year
Hot water	£91 per year	£91 per year

You could save up to £171 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



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.