



3 Bedrooms. Detached Dormer Bungalow Within A Great Location That Has Leisure Facilities, Schools & Local Shops All At Hand. Generous Ent. Hall. Lounge. Kitchen Diner Meas. (21'8 x 9'). Bathroom & Bed To G. F. Beds 2 & 3 To F. Floor. No Chain!



ENTRANCE HALL

Open staircase allowing access to the first floor. Panel radiator. Ceiling light point. Double opening doors allowing access to a cylinder cupboard. Further double opening doors allowing access to a cloaks cupboard. Doors to principal rooms. uPVC double glazed door to the side.

LOUNGE 15' 10" x 11' 0" (4.82m x 3.35m)

Brick fire surround with timber mantel above and slate tiled hearth below. Television point. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed windows to both the front and side elevations.

KITCHEN DINER 21' 8" x 9' 0" (6.60m x 2.74m)**Kitchen Area**

Selection of modern fitted eye and base level units, base units having 'timber effect' work surfaces above. Part tiled walls. Various power points across the work surfaces. Built in modern electric (Diplomat) hob with stainless steel effect circulator fan/light above. Modern (Bush) electric oven and grill combined below. Stainless steel effect sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Plumbing and space for washing machine. Space for fridge and freezer side-by-side with low level power point behind, under the work surfaces. One cupboard houses the wall mounted (MAIN) gas central heating boiler. Large archway into the dining area. Door to the entrance hall. uPVC double glazed window and door to the side elevation allowing excellent views over 'Congleton Edge' and views towards the 'Cheshire Plain' on the horizon.

Dining Area

Panel radiator. Low level power points. Large archway into the kitchen. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear allowing good views towards 'Congleton Edge' and the 'Cheshire Plain' on the horizon.

BATHROOM 7' 4" x 6' 4" (2.23m x 1.93m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured hot and cold taps. Tiled walls. Ceiling light point. Panel radiator. uPVC double glazed frosted window towards the side elevation.

BEDROOM ONE 12' 4" x 10' 4" (3.76m x 3.15m)

Panel radiator. Low level power point. Television point. Ceiling light point. uPVC double glazed window to the front elevation.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Storage cupboards allowing access to the storage eaves. Ceiling light point. uPVC double glazed window to the side allowing partial views over the 'Biddulph Valley', towards 'Mow Cop' area and 'Congleton Edge'.

BEDROOM TWO 13' 8" x 10' 2" (4.16m x 3.10m)

Panel radiator. Low level power points. Ceiling light point. Built in storage cupboard. uPVC double glazed window to

the side elevation. Please Note: this room has restricted head height in places.

BEDROOM THREE 'L' SHAPED 10' 4" maximum x 8' 10" (3.15m x 2.69m)

Panel radiator. Low level power points. Ceiling light point. Doors to storage eaves. Further door to water tank. uPVC double glazed window to the side allowing views of 'Mow Cop' and views over the 'Biddulph Valley' towards 'Congleton Edge'.

EXTERNALLY

The property is approached via a tarmac driveway that continues down towards the side, allowing ample off road parking and easy vehicle access to the garage at the rear. Garden is mainly laid to lawn with well kept flower and shrub borders. Flagged pathway across the front.

REAR ELEVATION

Elevated 'L' shaped small patio with steps down to a lawned garden. Patio has partial views over towards 'Congleton Edge' on the horizon.

GARAGE

Brick built and flat roof construction. Double opening doors. uPVC double glazed window to the side and timber door to the side.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the roundabout turn left onto 'Congleton Road' past the 'Biddulph Arms' public house, turning 2nd right onto 'Woodhouse Lane'. Take the 3rd right hand turning onto 'Pennine Way', then 2nd right into 'Crossways' where the property can be clearly identified by our 'Priory Property Services Board'

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!**DO YOU HAVE A PROPERTY TO SELL?**

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.



Biddulph's Award Winning Team





Energy Performance Certificate

HM Government

11, Crossways, Biddulph, STOKE-ON-TRENT, ST8 7DY

Dwelling type: Detached bungalow
 Date of assessment: 08 December 2015
 Date of certificate: 08 December 2015

Reference number: 0388-3975-7242-4515-1954
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 89 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:		£ 4,194
Over 3 years you could save		£ 1,296

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 171 over 3 years	
Heating	£ 3,372 over 3 years	£ 2,457 over 3 years	
Hot Water	£ 609 over 3 years	£ 270 over 3 years	
Totals	£ 4,194	£ 2,898	You could save £ 1,296 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

Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 777
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 237
3 Increase hot water cylinder insulation	£15 - £30	£ 48

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.