



# PRIORITY

PROPERTY SERVICES



**2 Bedrooms. Detached Bungalow Situated On A Flat Plot Within A Very Popular Non-Estate Location. Large Conservatory At Rear. Large Lounge. Modern Fitted Dining Kitchen. Bathroom With Separate Shower. Well Presented. No Upward Chain!**



47 Conway Road Knypersley Biddulph ST8 7AW

£229,500

**ENTRANCE PORCH**

uPVC double glazed door with uPVC double glazed side panel windows to the front elevation. Wide porch with ceiling light point. Original timber double glazed leaded, frosted windows and door allowing access into the entrance hall. Further door allowing access to the attached garage.

**ENTRANCE HALL** 21' 10" in length (6.65m x 0.00m)

Long entrance hall. Low level power points. Panel radiator. Centre ceiling light point. Quality oak doors allowing access to principal rooms. Walk in cloaks cupboard with shelving, side hanging rails, power point and original leaded double glazed picture window to the front.

**LOUNGE** 13' 10" x 11' 10" (4.21m x 3.60m)

'Living Flame' gas fire set in an attractive timber surround with decorative marble effect inset and hearth. Television and telephone points. Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. uPVC double glazed feature window to the side elevation. uPVC double glazed bow window to the front allowing pleasant views of the street and views down towards 'Brown Lees' on the horizon to one side.

**BATHROOM** 8' 4" x 8' 0" both measurements are approximate (2.54m x 2.44m)

Bespoke quality suite comprising of a low level w.c. with concealed cistern. Quality built in storage cupboard above with glazed shelves and double opening doors. Wash hand basin set in an attractive vanity unit with cupboard space below and work surface above, fitted mirror fronted vanity cupboard above. Built in lighting and shelving. Panel (Villeroy & Boch) bath with modern chrome coloured mixer tap and modern chrome coloured retractable shower head. Large glazed shower cubicle with wall mounted (Aqualisa) modern mixer shower with glazed double opening doors. Quality modern tiled walls. Tiled floor. Inset ceiling lights. Extractor fan. Panel radiator. uPVC double glazed frosted window to the side elevation.

**EXTENDED DINING KITCHEN** 22' 10" x 9' 8" at its widest point (6.95m x 2.94m)

Bespoke collection of fitted eye and base level units, base units having extensive work surfaces above with power points, attractive tiled splash backs and downlighting above. One and half bowl (Franke) sink unit with drainer and mixer tap. Built in (Belling) five ring gas hob with large (Belling) circulator fan/light above. Built in (Belling) double eye level electric oven with separate grill. Good selection of drawer and cupboard space. Built in (Bosch) washing machine into the base units. Built in slim-line (Hotpoint) dishwasher. Ample space for free-standing fridge or freezer. Corner carousel unit. Attractive tiled floor that continues into the dining area of the kitchen. Quality modern part glazed oak door to the entrance hall. uPVC double glazed window to the side with partial views. uPVC double glazed windows to both the side and rear allowing excellent views into the rear garden and conservatory. uPVC double glazed door allowing access into the conservatory. uPVC double glazed door allowing direct access into the garden.

**CONSERVATORY (Off The Kitchen)** 20' 2" maximum into the recess x 10' 2" (6.14m x 3.10m)

Brick base and pitched roof construction. Various low level power points. uPVC double glazed double opening 'French doors' allowing access into bedroom two. Further uPVC double glazed door allowing access into the dining kitchen. uPVC double glazed windows to both the side and rear elevations allowing excellent views of the landscaped gardens. uPVC double glazed sliding patio window and door allowing access to the rear.

**BEDROOM ONE** 11' 10" x 10' 10" (3.60m x 3.30m)

Built in wardrobes with sliding fronts, side hanging rails and storage shelving. Panel radiator. Low level power point. Centre ceiling light and fan. uPVC double glazed window to the rear elevation. Doorway allowing access into the dressing room.

**DRESSING ROOM** 9' 8" maximum into the wardrobe x 8' 4" maximum into wardrobe (2.94m x 2.54m)

Quality selection of fitted wardrobes with double opening doors and built in side hanging rails. Over head storage shelving and shelving racks. Panel radiator. Low level power point. Centre ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden. (Nb. this could potentially be a third bedroom).

**BEDROOM TWO** 11' 10" x 9' 10" (3.60m x 2.99m)

Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. uPVC double glazed, double opening 'French doors' allowing access and views into the conservatory.

**ATTACHED GARAGE** 16' 6" in length x 8' 8" (5.03m x 2.64m)

Pitched roof construction. Power and light. Gas and electric meter points. Wall mounted (Baxi) gas central heating boiler. uPVC double glazed frosted window to the side elevation. Double opening modern doors to the front elevation allowing access. Sliding door to the entrance porch. Useful loft access with retractable ladder and easy access to the loft in the property (Nb the loft in the property is extensively boarded to the centre and has new modern hot water cylinder. Power and light).

**EXTERNALLY**

The property is approached via a set of quality double opening gates allowing vehicle and pedestrian access to the property. Large flagged driveway allowing ample off road parking for approximately 2/3 vehicles with easy vehicle access to the attached garage via a set of double opening doors. Lantern reception light. Front garden is mainly laid to lawn with well kept flower and shrub borders. Gated flagged access down the right hand side of the property to the rear, where there is a further gate to the rear garden. Flagged pathway across the front of the property to a larger flagged patio allowing excellent views down towards the 'green area', and towards 'Brown Lees' on the horizon. Further secure gated concrete pathway allowing access to the rear garden. Reception lighting.



**REAR ELEVATION**

The rear has secure gated pedestrian access to either side of the property to the front. Good size flagged patio area that surrounds the dining kitchen and large conservatory at the rear. Garden is beautifully landscaped with centre flagged pathway towards the head of the garden with meandering path to a slightly elevated corner with large flagged patio (ideal for patio, summer house or greenhouse). Large low maintenance slate patios with well stocked flower and shrub borders to either side. Towards the head of the garden there is a further border with well stocked flowers and shrubs. Quality timber fencing forms the boundaries. Partial views down towards 'Mow Cop' on the horizon.

**LARGE TIMBER SHED & POTTING SHED/SUMMER HOUSE**

Large timber shed with pitched roof, door to the front, windows to the side, power and light. Towards the rear

of the shed there is a small uPVC double glazed pitched roof potting shed/summer house with uPVC double glazed windows to both the side and rear elevation, sliding patio window and door.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass to Knypersley traffic lights. Continue straight through the lights for a short distance, turning 2nd left onto 'Conway Road'. Continue up towards the top to where the property can be located via our 'Priory Property Services' board.

**VIEWING**

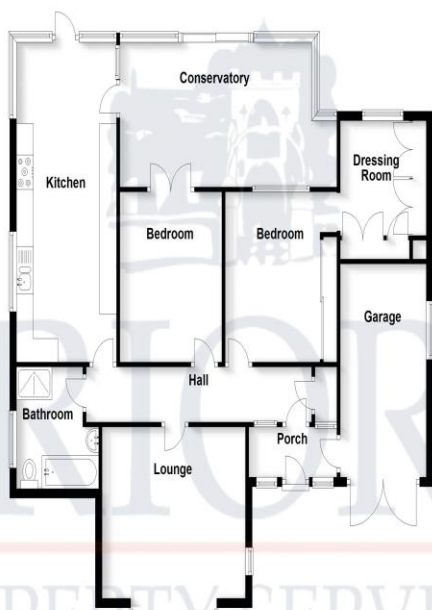
Is strictly by appointment via the selling agent.

**NO UPWARD CHAIN!**





Ground Floor  
Approx. 1271.9 sq. feet



Total area: approx. 1271.9 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 PlanUj.

Energy Performance Certificate



47, Conway Road, Knypersley, STOKE-ON-TRENT, ST8 7AW

Dwelling type: Detached bungalow Reference number: 9039-2829-7807-9698-6105  
 Date of assessment: 11 October 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 11 October 2018 Total floor area: 83 m<sup>2</sup>

Use this document to:

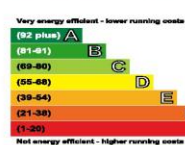
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,087  
 Over 3 years you could save £ 738

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£ 2,469 over 3 years	£ 1,935 over 3 years	
Hot Water	£ 420 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,087</b>	<b>£ 2,349</b>	

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



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 Floor insulation (suspended floor)	£800 - £1,200	£ 294
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 84
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 243

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](http://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.

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.