



PRIORITY

PROPERTY SERVICES



2 Bed Detached Bungalow Situated On A Large Plot. Beautifully Presented Internally & Externally. Modern Dining Kitchen. D/G Conservatory With Views Over Mature Landscaped Gardens.



8 Nevin Avenue Knypersley Biddulph ST8 7BP

£205,000

ENTRANCE PORCH

uPVC double glazed door to the front elevation. Upvc double glazed windows to the side. Real oak 'leaded style' door allowing access into the entrance hall.

ENTRANCE HALL

'Original' wood flooring. Two panel radiators. Loft access point with retractable ladder. Modern 'oak' doors to principal rooms. Low level power points.

MASTER BEDROOM 12' 0" x 9' 10" (3.65m x 2.99m)

Panel radiator. Low level power points. Television point. Center ceiling light point. uPVC double glazed window towards the front elevation allowing pleasant views of the cul-de-sac.

BEDROOM TWO 12' 0" x 10' 0" (3.65m x 3.05m)

Panel radiator. Low level power points. Television point. Center ceiling light point. uPVC double glazed, double opening 'French Doors' allowing access and views into the conservatory.

CONSERVATORY

Brick base and pitched roof conservatory. Center ceiling light and fan. Panel radiator. Attractive tiled floor. uPVC double glazed windows to both side and rear elevations allowing pleasant views of the well stocked private gardens. uPVC double glazed, double opening 'French doors' allowing access to the garden.

BATHROOM 7' 8" x 5' 8" (2.34m x 1.73m)

Three piece 'modern' white suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold chrome colored taps. Built in shelf with mirror above. Shower bath with chrome colored mixer tap and shower attachment. Part glazed curved shower screen. Modern tiled walls. Panel radiator. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window to the rear.

DINING KITCHEN 12' 8" x 11' 10" *both measurements are maximum into the units* (3.86m x 3.60m)

New modern fitted kitchen with quality eye and base level units, base units having extensive work surfaces above with attractive tiled splash backs. Various power points over the work surfaces. Ample space for gas/electric 'range style cooker'. Stainless steel (Hoover) circulator fan/light above. Built in (Indesit) dishwasher. Cupboard space. Attractive 'Indian Stone' flooring. Attractive part tiled walls. Panel radiator. Ceiling light points. uPVC double glazed window towards the rear allowing pleasant views of the well stocked gardens. Large arch into the utility room. uPVC double glazed, double opening 'French doors' to the side elevation allowing easy access to the patio.

UTILITY ROOM (Off The Kitchen)

'Indian Stone' tiled floor. Power and light. uPVC double glazed window to the rear. Built in work surface with plumbing and space for an automatic washing machine. Ample space for dryer. Space for fridge or freezer (if required).

EXTERNALLY

The property is approached via a low level brick wall with well kept timber gates. Extensive wide, flagged driveway allowing off road parking for 2/3 vehicles. Front garden is low maintenance with large graveled area and railway sleepers form the borders. Slightly elevated, well stocked flower and shrub borders beyond. Stone flagged patio to the front. Easy vehicle access to the detached garage.

REAR ELEVATION

The rear has a good size flagged patio area that surrounds the conservatory and rear of the property. Gated access to a large flagged patio area at the side. Outside water tap. Security lighting. Easy access into the conservatory. Garden has large graveled and flagged patio areas with extremely well stocked flower and shrub borders. Fruit trees set behind attractive railway sleepers. Stone edged flower and shrub borders. Further flagged patio towards the head of the garden. Proportion of the rear garden has raised vegetable beds. Large hard standing for timber shed. Timber fencing forms the boundaries. Extensive flagged patio to one side with security lighting. Walled and gated access to the front driveway.

SUMMER HOUSE TO THE REAR ELEVATION

Pitched roof construction. Power and light. Flagged pathway down one side allows easy pedestrian access to the rear. Good size greenhouse and further flagged patio area at the rear of the summer house.

DETACHED GARAGE 17' 10" x 8' 8" *at its widest point* (5.43m x 2.64m)

Pre-fabricated construction. Up-and-over door to the front elevation. Power and light. Window to the side. Modern separate trip switch.

DIRECTIONS

From the main roundabout off 'Biddulph' town center proceed South along the by-pass, turning left at 'Knypersley' traffic lights onto 'Park Lane'. Continue to the mini roundabout and turn right onto 'Mill Hayes Road'. Turning first right onto 'Colwyn Drive' continue along turning third right into 'Nevin Avenue' where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

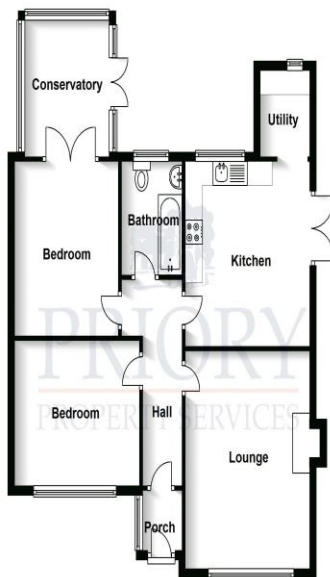
Is strictly by appointment via the agent.





Ground Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



Total area: approx. 76.4 sq. metres (822.8 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



8, Nevin Avenue, Knypersley, STOKE-ON-TRENT, ST8 7BP

Dwelling type: Detached bungalow Reference number: 8601-5665-4629-2826-9363
 Date of assessment: 26 July 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 26 July 2016 Total floor area: 69 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:	£ 2,625
Over 3 years you could save	£ 570

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 141 over 3 years	You could save £ 570 over 3 years
Heating	£ 2,058 over 3 years	£ 1,722 over 3 years	
Hot Water	£ 285 over 3 years	£ 192 over 3 years	
Totals	£ 2,625	£ 2,055	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

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

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 Increase loft insulation to 270 mm	£100 - £350	£ 75	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 282	
3 Low energy lighting for all fixed outlets	£55	£ 117	

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.