



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Semi Detached Family Home Well Positioned Within A Wider Than Average Plot & Boasting No Chain! Entrance Hall. Large Through Lounge/Dining Room. Brick Base uPVC Double Glazed Conservatory. Fitted Kitchen.**



**Lyneside Road Knypersley Biddulph ST8 6SD**

**£139,950**



**ENTRANCE HALL**

Panel radiator. Low level double power point. Stairs allowing access to the first floor landing. uPVC double glazed window to the front.

**'L' SHAPED THROUGH LOUNGE/DINER 24' 8" x 12' 8", narrowing to 8' (7.51m x 3.86m)**

Living Flame gas fire set in an attractive timber surround with marble effect inset and hearth. Panel radiator. Various low level power points. Under stairs store cupboard. Coving to the ceiling with three ceiling light points. Door allowing access to the kitchen. Double glazed sliding patio window and door allowing access and views into the conservatory at the rear. uPVC double glazed window towards the front elevation.

**KITCHEN 8' 10" x 7' 0" (2.69m x 2.13m)**

Range of fitted eye and base level units, base units having work surfaces above. Various power points over the work surfaces. One and half bowl sink unit with drainer and mixer tap. Slide-in (Cannon) cooker with circulator fan/light above. Small fridge freezer. Plumbing and space for washing machine. Wall mounted (Glow-Worm) gas central heating boiler. uPVC double glazed window to the side. uPVC double glazed door allowing access out to the rear garden.

**CONSERVATORY**

Brick base and sloped roof construction. High sided plastered wall to one side with high level uPVC double glazed window, brick base to the others with uPVC double glazed windows allowing pleasant views of the garden. uPVC double glazed sliding door to the side allowing access and views into the garden. Attractive tiled floor. Wall mounted electric heater. Low level power points.

**FIRST FLOOR LANDING**

Stairs allowing access to the ground floor. Panel radiator. Low level power point. Loft access point. uPVC double glazed window to the side. Cylinder cupboard with slatted shelf above. Doors to principal rooms.

**BEDROOM ONE 13' 0" x 9' 4" (3.96m x 2.84m)**

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

**BEDROOM TWO 11' 6" x 7' 4" (3.50m x 2.23m)**

Built in wardrobe with double opening doors. Panel radiator. Ceiling light point. uPVC double glazed window to the rear allowing views of the garden and great views over towards Knypersley and Knypersley Hall on the horizon.

**BEDROOM THREE 6' 10" x 5' 10" (2.08m x 1.78m)**

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

**BATHROOM 5' 6" x 5' 0" (1.68m x 1.52m)**

Wash hand basin with hot and cold taps. Panel bath with hot and cold taps and electric (Triton) shower over. Panel radiator. Tiled walls. Ceiling light point. uPVC double glazed window to the rear.

**SEPARATE W.C.**

Low level w.c. Ceiling light point. uPVC double glazed window to the rear.

**EXTERNALLY**

The property is approached via a wider than average block paved driveway, allowing ample off road parking and easy access to the large canopied carport to the side. Lantern reception light. Front garden is mainly laid to lawn with large deep flower and shrub beds to one side. Timber fencing forms the boundaries. Outside water tap to the side.

**REAR ELEVATION**

Good size flagged patio area with easy access to the kitchen and conservatory. Steps lead down to a terraced garden with well stocked flower and shrub borders. Timber fencing and established conifer hedges form the boundaries. Hard standing for timber shed. Hard standing for greenhouse.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO CHAIN!**



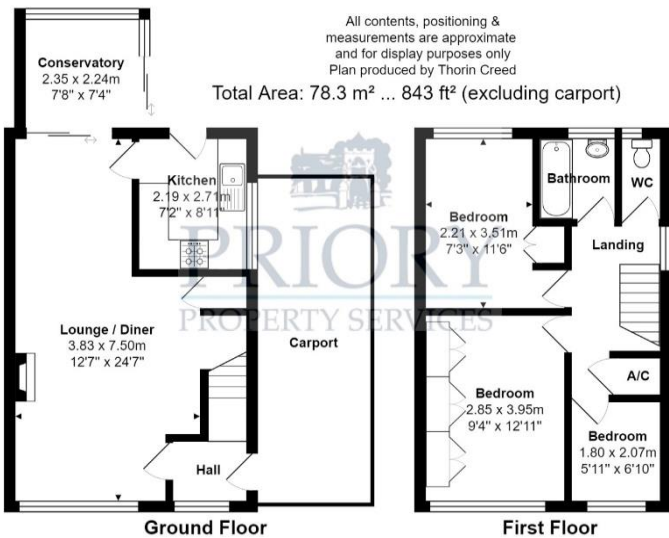
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## Biddulph's Award Winning Team







**Energy Performance Certificate** HM Government

95, Lynside Road, Knypersley, STOKE-ON-TRENT, ST8 6SD

Dwelling type: Semi detached houses Reference number: 7705 2039 2278 5450 7254  
 Date of assessment: 27 January 2020 Type of assessment: EPC-A, existing dwelling  
 Date of certificate: 27 January 2020 Total floor area: 77 m<sup>2</sup>

Use this document for:

- 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:		£ 2,322
Over 3 years you could save:		£ 408

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 12 over 3 years	£ 18 over 3 years
Heating	£ 1,626 over 3 years	£ 1,506 over 3 years
Hot Water	£ 420 over 3 years	£ 234 over 3 years
<b>Totals</b>	<b>£ 2,322</b>	<b>£ 1,914</b>

**Energy Efficiency Rating**

These figures show how much the average household would spend on this property for heating, lighting and hot water, and is based on energy used by individual households. It is not an energy use for running appliances like TVs, computers and routers, and electricity generated by 'microgenerators'.

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 installing the most recommended measures on page 3.

The average energy efficiency rating for a dwelling in England and Wales is 69 (out of 100).

The EPC rating shown here is based on standard assumptions about construction and energy use and may not reflect how energy is consumed by individual households.

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)	£900 - £1,200	£ 162
2. Increase hot water cylinder insulation	£15 - £30	£ 33
3. Low energy lighting for all fixed outlets	£25	£ 84

See page 3 for a full list of recommended actions for this property.

For more information on EPCs, including how to get a free copy, visit [www.prioryproperty.com/epc](http://www.prioryproperty.com/epc) or call 0800 444303. 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.