



PRIORITY
PROPERTY SERVICES



3 Bedroom Semi Detached Family Home In Great Order Throughout. Modern Fitted Dining Kitchen & Generous Through Lounge. F.Floor Bathroom & G.F. W.C. Garage & Enclosed Walled Garden. Quiet Location. Open Countryside Views.



Lally Place Brindley Ford ST8 7RB

£125,000

ENTRANCE HALL

Open stairwell allowing access to the first floor. Panel radiator. Low level double power point. Useful under stairs storage area. uPVC double glazed window and door to the front elevation. Coving to the ceiling with ceiling light. Attractive timber doors to both the dining kitchen and through lounge.

DINING KITCHEN 18' 4" x 8' 4" (5.58m x 2.54m)

Selection of quality fitted modern eye and base level units, base units having 'timber effect' work surfaces above and attractive tiled splash backs. Stainless steel one and half bowl sink unit with drainer and mixer tap. Various power points across the work surfaces. Modern (Beko) electric hob with (Beko) electric oven and grill combined below. Circulator fan/light above. Good selection of drawer and cupboard space. Plumbing and space for dishwasher. Plumbing and space for washing machine. Further larder cupboard with storage cupboards above. Space for slide-in fridge or freezer. Attractive tiled flooring. Panel radiator. Low level power points. Coving to the ceiling with ceiling light points. uPVC double glazed windows to the side and rear elevations.

THROUGH LOUNGE 18' 4" x 10' 10" maximum into the chimney recess (5.58m x 3.30m)

Modern wood fire surround with electric fire set on an attractive hearth. Television and telephone points. Low level power points. Two panel radiators. Coving to the ceiling with ceiling light points. uPVC double glazed windows to the rear and front, front allowing excellent views over towards 'Mow Cop' on the horizon and 'Open Countryside'.

REAR HALLWAY

Walk-in storage cupboard with space for dryer (if required) and shelf above. uPVC double glazed frosted door to the rear.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with chrome coloured mixer tap and tiled splash back. Wall mounted (Baxi) combination central heating boiler. uPVC double glazed window to the side.

BEDROOM ONE

Panel radiator. Recess ideal for wardrobes. Coving to the ceiling with ceiling light point. Two uPVC double glazed windows allowing pleasant views over the front elevation.

BEDROOM TWO 12' 0" x 8' 8" (3.65m x 2.64m)

Panel radiator. Recess (ideal for wardrobes). Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the side. Pleasant views over the 'green area' and partial views over towards 'open fields'.

BEDROOM THREE 10' 8" x 6' 5" (3.25m x 1.95m)

Panel radiator. Low level power points. Storage cupboard. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear.

'L' SHAPED BATHROOM 8' 8" maximum into recess x 6' 0" (2.64m x 1.83m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and tiled splash backs. Panel bath with hot and cold chrome coloured taps, chrome coloured mixer shower over with shower curtain. Part tiled walls. Vinyl flooring. Panel radiator. uPVC double glazed window towards the rear.

EXTERNALLY

The property is approached via a flagged pathway to a canopied entrance. Two small lawned gardens.

REAR ELEVATION.

Enclosed, low maintenance wall garden with good size flagged patio area. Lawned garden and shrub beds. Gated access into the garage from the side. Gated access to the side and rear allowing easy access.

GARAGE

Brick built and flat roof construction. Up-and-over door to the front. Gated access to the rear parking behind the wall.

DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. Continue through the lights towards 'Brindley Ford', turning right onto 'Bull Lane'. Turn left into 'Handley Drive' and 1st left into 'Lally Place' where the property can be located via our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate

7, Lally Place, Brindley Ford, STOKE-ON-TRENT, ST8 7RB
 Dwelling type: End-terrace house Reference number: 8305-8703-0729-3927-9933
 Date of assessment: 20 January 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 22 January 2017 Total floor area: 86 m²

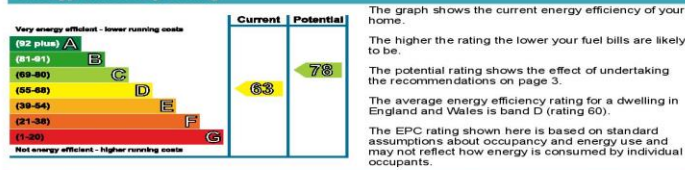
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,949
Over 3 years you could save £ 375

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 2,463 over 3 years	£ 2,190 over 3 years	
Hot Water	£ 315 over 3 years	£ 213 over 3 years	
Totals	£ 2,949	£ 2,574	You could save £ 375 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



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

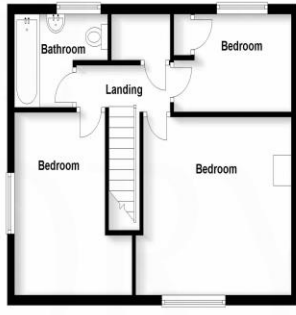
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 141	✓
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 132	✓
3 Solar water heating	£4,000 - £6,000	£ 102	✓

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.

Ground Floor
Approx. 454.6 sq. feet



First Floor
Approx. 467.7 sq. feet



Total area: approx. 922.3 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.

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.