



PRIORY

PROPERTY SERVICES



3 Bedrooms. Detached Bungalow In A Popular Residential Location & Standing On A Generous Flat Plot With No Upward Chain. Large Hallway. Generous B/fast Kitchen & Lounge. Bathroom. Landscaped Gardens. Detached Brick Built Garage.



18 Linden Drive Gillow Heath Biddulph ST8 6RP

£245,000

'L' SHAPED ENTRANCE HALL

Two panel radiators. Low level power points. Slight recess (ideal for small table or chair). Doors to principal rooms. Loft access point. uPVC double glazed door to the front elevation.

THROUGH LOUNGE 20' 10" x 12' 10" (6.35m x 3.91m)

'Living Flame' gas fire set in a tiled surround and hearth. Television and telephone points. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Timber single glazed window to the rear with views into the rear utility and garden beyond. uPVC double glazed bow window to the front elevation.

BAY FRONTED 'L' SHAPED KITCHEN 13' 10" maximum x 12' 4" maximum into the bay approximately (4.21m x 3.76m)

Range of fitted eye and base level units, base units having work surfaces above and partial tiled walls. Built in electric hob and oven. One and half bowl (Franke) sink unit with drainer and mixer tap. Ample drawer and cupboard space. Panel radiator. space for fridge under the unit. Floor mounted gas fire on a tiled hearth. Ceiling light point. Part glazed door to the entrance hall. Walk-in bay with uPVC double glazed windows to both the front and side allowing excellent views of the gardens and views up towards 'Wicken Stone Rocks' on the horizon.

UTILITY ROOM 14' 10" in length x 3' 10" wide, approximately (4.52m x 1.17m)

Plumbing and space for washing machine. Ample space for dryer (if required). Tiled floor. Ceiling light point. Power points. uPVC double glazed window to the rear, allowing pleasant views of the garden. uPVC double glazed door allowing access to the rear.

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

Panel radiator. Built in wardrobes with double opening doors, side hanging rail and storage shelving. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation.

BEDROOM TWO 10' 2" maximum into the wardrobe x 9' 8" (3.10m x 2.94m)

Panel radiator. Built in wardrobes to the majority of one wall with double opening doors. Built in dressing table and mirror. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the front elevation.

BEDROOM THREE 11' 0" x 6' 10" (3.35m x 2.08m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed windows to both the side and rear elevations.

BATHROOM 7' 4" x 6' 10" (2.23m x 2.08m)

Three piece suite comprising of a low level w.c. with concealed cistern. Wash hand basin set in an attractive vanity unit with cupboard space below and chrome coloured mixer tap. Panel bath with mixer tap and chrome coloured mixer shower over the bath. Former cylinder cupboard with slatted shelves. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear.

EXTERNALLY

The property is approached via a wide block paved driveway providing ample off road parking and easy vehicle access to the detached garage at the rear. Front garden is mainly laid to lawn with well stocked flower and shrub borders. Low level boundary wall to the front with brick gate posts. Concrete pathways allowing access to the property. Timber fencing down one side of the driveway.

REAR ELEVATION

Rear garden is mainly laid to lawn with raised flagged patio area. Good selection of well maintained shrubs. Timber fencing and conifer hedging form the boundaries. Large summer house.

DETACHED GARAGE

Brick built and pitched roof construction. Modern door to the front. Windows to both side and rear and door to the side allowing easy access to the garden.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. At the traffic lights turn left onto 'Station Road', continue on down and follow the road round turning 2nd right onto 'Linden Drive', follow the road around, to 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?**

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Biddulph's Award Winning Team





Energy Performance Certificate HM Government

18, Linden Drive, Gillow Heath, STOKE-ON-TRENT, ST8 6RP

Dwelling type: Detached bungalow	Reference number: 0438-3063-7287-5368-7964
Date of assessment: 07 March 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 March 2018	Total floor area: 84 m ²

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:	£ 2,475
Over 3 years you could save	£ 318

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 1,998 over 3 years	£ 1,776 over 3 years	
Hot Water	£ 303 over 3 years	£ 207 over 3 years	
Totals	£ 2,475	£ 2,157	You could save £ 318 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

<p><small>Very energy efficient - lower running costs</small></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">67</td> <td style="text-align: center;">82</td> </tr> </table>	Current	Potential	67	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
Current	Potential					
67	82					

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 (solid floor)	£4,000 - £6,000	£ 222
2 Solar water heating	£4,000 - £6,000	£ 96
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 837

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.

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.