



# PRIORITY

PROPERTY SERVICES



**2 Bed End Town House With Modern Interior. Modern Dining Kitchen. Ground Floor W.C. & First Floor Bathroom. Off Rd Parking To Front & Enclosed Garden To Rear.**



5 Lorena Close Biddulph ST8 6FD

£125,000

**LOUNGE** 15' 8" x 14' 4" maximum into the stairs (4.77m x 4.37m)

uPVC double glazed door allowing access. Television and telephone points. Panel radiator. Low level power points. Open spindle staircase allowing access to the first floor. Door allowing access to the dining kitchen. uPVC double glazed window to the front.

**GROUND FLOOR CLOAKROOM/W.C.**

Low level w.c. Wash hand basin with chrome coloured hot and cold taps. Tiled floor. Ceiling light point. Extractor fan. uPVC double glazed frosted window towards the side elevation.

**DINING KITCHEN** 14' 2" x 9' 4" (4.31m x 2.84m)

Excellent selection of modern fitted eye and base level units. Base units having extensive work surfaces above and attractive tiled splash backs. Various power points over the work surfaces. Stainless steel sink unit with drainer and mixer tap. Stainless steel four ring gas hob with (NEFF) stainless steel electric oven and grill below. Stainless steel circulator fan/light above. Built in fridge and freezer. Built in washer/dryer. Good selection of drawer and cupboard space. Attractive tiled flooring. Panel radiator. One cupboard houses the wall mounted (Ariston) gas combination central heating boiler. Inset ceiling lights. uPVC double glazed window and door allowing access and views to the rear garden.

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. Power points. Loft access point. Walk-in storage cupboard. Ceiling light point. uPVC double glazed window to the side. Doors to principal rooms.

**BEDROOM ONE** 14' 4" x 9' 6" (4.37m x 2.89m)

Panel radiator. Low level power points. Centre ceiling light point. Television and telephone points. uPVC double glazed window allowing pleasant views of the garden, plus partial views up towards 'Mow Cop' on the horizon.

**BEDROOM TWO** 11' 2" x 9' 6" (3.40m x 2.89m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front elevation. Door to walk-in store cupboard with low level power points and ceiling light point plus television and telephone points.

**BATHROOM ('L' SHAPED)** 8' 0" maximum into the recess x 5' 6" (2.44m x 1.68m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Shaving point. Built in mirror. Panel bath with chrome coloured hot and cold taps. Chrome coloured mixer shower and glazed shower screen over the bath. Attractive modern tiled walls and floor. Extractor fan. Ceiling light point.

**EXTERNALLY**

The property is approached via a tarmac driveway allowing off road parking for one vehicle. Flagged access to a canopied entrance with reception light. Small lawned garden. Flagged pathway continues to the side with gated access to the rear. Security lighting. Visitor parking.

**REAR ELEVATION**

The rear has a flagged patio area that enjoys the majority of the mid-day to later evening sun. Hard standing for timber shed. Security lighting. Rear access to the kitchen diner. Garden is mainly laid to lawn with well stocked shrub borders. Timber fencing forms the boundaries.

**DIRECTIONS**

From our High Street offices proceed South along the (A527) 'Tunstall Road' turning right just after 'Bargain Booze', to where the property can be located on the left hand side.

**VIEWING**

Is strictly by appointment via the selling agent.

**PLEASE NOTE:**

Each property pays £25.00 per year towards a 'Public Liability' insurance policy. Please confirm all charges with your legal representative prior to committing to purchase and exchange of contracts. NHBC Certificate.



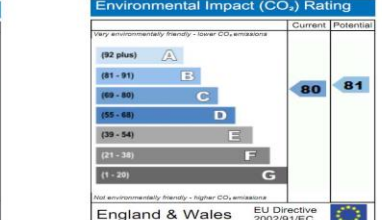
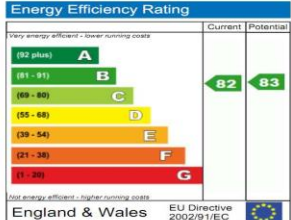


**Energy Performance Certificate** 

5 Lorena Close  
Biddulph  
STOKE-ON-TRENT  
ST8 6FD

Dwelling type: End-terrace house  
Date of assessment: 7 October 2008  
Date of certificate: 8 October 2008  
Reference number: 0938-6983-6210-5618-9070  
Total floor area: 87 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	148 kWh/m <sup>2</sup> per year	145 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.6 tonnes per year	1.6 tonnes per year
Lighting	£43 per year	£32 per year
Heating	£213 per year	£215 per year
Hot water	£73 per year	£73 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

 The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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.