



PRIORITY
PROPERTY SERVICES



4 Bedrooms. Modern Detached Family Home, Beautifully Presented Throughout, Generous Lounge, Dining Room, Open Plan Dining Kitchen & Conservatory. Master Bed With En-Suite & Family Bathroom. Landscaped Gardens To The Rear.



62 Thames Drive Biddulph ST8 7JF

£275,000

ENTRANCE HALL

Quality timber effect laminate flooring. Panel radiator. Low level power point. Centre ceiling light point. Open turn flight spindle staircase allowing access to the first floor. Useful walk-in cloaks cupboard with ceiling light point, quality timber effect laminate flooring and upvc double glazed window to the front. Modern doors to principal rooms.

GROUND FLOOR UNDER STAIRS CLOAKROOM/W.C.

Quality timber effect laminate flooring. Low level w.c. Wash hand basin with chrome colored mixer tap and splash back. Panel radiator. Extractor fan. Ceiling light point.

BAY FRONTED LOUNGE 16' 10" maximum into the bay x 13' 0" (5.13m x 3.96m)

Quality timber effect laminate flooring. Television and telephone points. Various low level power points. Center ceiling light points. Panel radiator. Attractive double opening part glazed french doors allowing access and views into the dining room. Attractive walk-in bay with uPVC double glazed window to the front, having partial views up towards 'Mow Cop' and 'Congleton Edge' on the horizon.

EXTENDED DINING KITCHEN**KITCHEN AREA 10' 2" x 9' 0" (3.10m x 2.74m)**

Excellent selection of 'bespoke' high gloss finished eye and base level units. Modern work surfaces with matching up-stands. Various power points and down lighting above the work surfaces. Built in (Bosch) electric hob with (Bosch) double electric oven below. Modern extractor fan/light above. Quality one and half bowl (Franke) sink unit with drainer and mixer tap. Built in fridge into the base units. Built in (Bosch) dishwasher. Floor mounted heater. LED pelmet lights. Quality laminate flooring. Excellent selection of cupboard space. Extended food preparation area/breakfast bar with useful cupboard space below and attractive LED lighting above. Kitchen opens out into a conservatory area off the kitchen/dining area.

CONSERVATORY/DINING AREA 15' 4" approximately x 7' 2" (4.67m x 2.18m)

'Italian marble' high polished tiled flooring which continues into the dining area. Two panel radiators. Various low level power points. uPVC double glazed windows to both the side and rear elevations allowing pleasant views of the landscaped gardens and timber decked patio to one side. Ceiling and wall light points. Door allowing access to the garage. uPVC double glazed double opening French doors allowing access and views to the side patio.

DINING AREA OFF THE CONSERVATORY 8' 6" x 5' 8" (2.59m x 1.73m)**DINING AREA 10' 10" x 9' 0" (3.30m x 2.74m)**

Quality timber effect laminate flooring. Panel radiator. Low level power points. Center ceiling light point. Two glazed, double opening French doors allowing access and views into the lounge. uPVC double glazed sliding patio window

and door allowing access and views to the rear landscaped gardens.

FIRST FLOOR - LANDING

Wide open spindle turn flight staircase allowing access to the ground floor. Ceiling light points. Loft access point (Nb. vendor informs us that the loft is partially boarded and has light). Low level power point. Doors to principal rooms.

MASTER BEDROOM 12' 2" x 12' 0" minimum measurement to wardrobe front (3.71m x 3.65m)

Selection of bespoke fitted high gloss wardrobes with double opening doors, incorporating double and single hanging rails and built in shelving. Quality timber effect laminate flooring. Panel radiator. High level television point with power point. Low level power points. Center ceiling light point. Door allowing access to the en-suite. uPVC double glazed window allowing pleasant views of the rear garden.

EN-SUITE

Modern suite comprising of a low level w.c. Wash hand basin with chrome coloured taps. Shower cubicle with modern tiled walls, wall mounted (Triton T80) shower and glazed door. Extractor fan. Tile effect vinyl flooring. Chrome coloured towel radiator. Ceiling light point. uPVC double glazed frosted window to the side elevation.

BEDROOM TWO 20' 6" x 8' 8" at its widest point (6.24m x 2.64m)

Timber effect laminate flooring. Panel radiator. Various low level power points. Quality high gloss fitted bedroom furniture with double opening doors, double and single side hanging rails, plus storage shelving above. Matching drawer set. Low level power points. Loft access point. Ceiling light point. uPVC double glazed windows to the rear allowing views of the garden. Excellent panoramic views to the front over towards 'Mow Cop' and 'Congleton Edge'.

BEDROOM THREE 11' 6" x 8' 10" (3.50m x 2.69m)

Quality fitted high gloss fronted wardrobes with double and single hanging rails plus storage shelving above and useful shelving corner. Drawer set. Timber effect laminate flooring. Panel radiator. Ceiling light point. uPVC double glazed window allowing excellent views over towards 'Mow Cop' and 'Congleton Edge' on the horizon.

BEDROOM FOUR 8' 6" x 7' 4" (2.59m x 2.23m)

Timber effect laminate flooring. Low level power points. Telephone point. Ceiling light point. uPVC double glazed window towards the rear.

FAMILY BATHROOM 11' 4" x 5' 8" (3.45m x 1.73m)

Recently modernised three piece white suite comprising of a low level w.c. Half pedestal wash hand basin with chrome coloured mixer tap. Stand alone bath with chrome coloured mixer tap and shower attachment. Quality timber effect laminate flooring. Quality modern tiled walls. Fitted mirror. Chrome coloured towel radiator. Over stairs store cupboard with slatted shelves. uPVC double glazed frosted window towards the front elevation.

INTEGRAL GARAGE 18' 4" x 8' 8" at its widest point, both measurements are approximate (5.58m x 2.64m)

Up-and-over door towards the front elevation. Power and light. Towards the rear of the garage there is plumbing and space for washing machine and space for dryer. Wall mounted (Vaillant) gas combination central heating boiler.

EXTERNALLY

The property is approached via a smart, wide, block paved driveway allowing ample off road parking. Canopied entrance with lantern reception light. Gated access down one side of the property to the rear. One side has a wide flagged patio area with gated, walled access to the front. Outside water tap. Security lighting above.

REAR ELEVATION

Good size timber decked patio that surrounds the conservatory (off the kitchen). Easy access to the

conservatory and dining room. Security lighting. Easy gated pedestrian access to either side of the property to the front. Landscaped garden with stone steps leading up towards the head and elevated lawned area with further semi circular decked area towards the top. All set behind attractive raised flower and shrub borders. Timber fencing forms the boundaries.

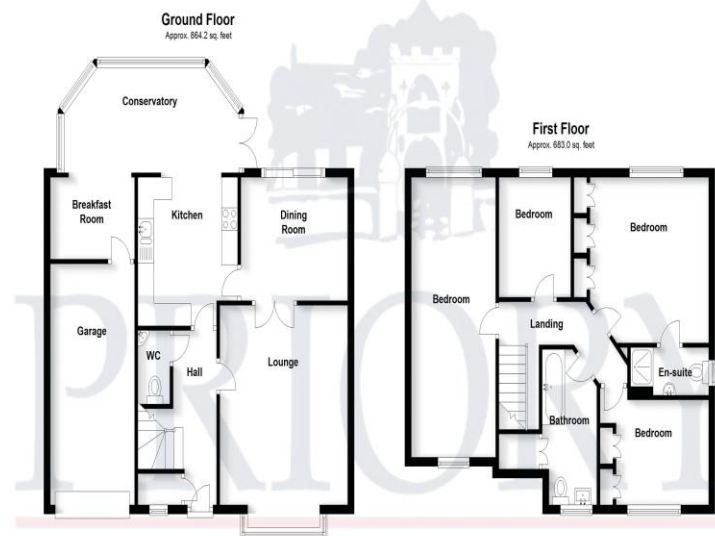
DIRECTIONS

From the main roundabout off Biddulph' town centre proceed South along the by-pass through the traffic lights. At the roundabout turn right and then left onto Thames Drive. Continue up towards the top where the property can be clearly identified by our Priory Property Services board on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.





Total area: approx. 1547.2 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



62, Thames Drive, Biddulph, STOKE-ON-TRENT, ST8 7JF
 Dwelling type: Detached house Reference number: 0518-1008-7238-5633-3994
 Date of assessment: 09 August 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 09 August 2017 Total floor area: 129 m²

Use this document to:

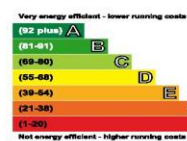
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,222
Over 3 years you could save	£ 216

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 219 over 3 years	You could save £ 216 over 3 years
Heating	£ 2,541 over 3 years	£ 2,559 over 3 years	
Hot Water	£ 330 over 3 years	£ 228 over 3 years	
Totals	£ 3,222	£ 3,006	

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



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). 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.

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 Low energy lighting for all fixed outlets	£45	£ 114	✓
2 Solar water heating	£4,000 - £6,000	£ 105	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 813	✓

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.