



3 Bedrooms. Detached Family Home On A Generous Corner Plot on The Ever Popular GRANGEFIELDS. Large Ent. Hall & Lounge. Dining Kitchen With Utility. G.F. W.C. & F.F. Modern Family Shower Rm. Gardens To Front, Side & Rear Elevations.



ENTRANCE PORCH

Sloped roof construction. Attractive tiled floor. Lantern reception light. uPVC double glazed windows to both the side and front elevations with tiled sills. Timber door to the side allowing access. uPVC double glazed door and side panel window allowing access into the entrance hall.

RECEPTION HALL 16' 10" x 9' 0" into the stairs (5.13m x 2.74m)

Panel radiator. Low level power point. Open stairwell allowing access to the first floor. Coving to the ceiling with ceiling light point. Telephone point. Doors to principal rooms.

LOUNGE 16' 10" x 13' 10" (5.13m x 4.21m)

Attractive fire surround with timber mantel and tiled hearth. Television and telephone points. Two panel radiators. Coving to the ceiling with centre ceiling light point and wall light points. Double opening doors allowing access into the dining kitchen. Further door allowing access into the entrance hall. uPVC double glazed window to the side allowing views of the side garden and large uPVC double glazed window to the front elevation.

DINING KITCHEN 23' 2" x 8' 10" approximately. (7.06m x 2.69m)

Selection of fitted eye and base level units, base units having extensive work surfaces above, also extending into a food preparation area/breakfast bar. Tiled splash backs with various power points over the work surfaces. Built in (Bosch) electric hob with circulator fan/light above. One and half bowl sink unit with drainer and mixer tap. Built in (Bosch) eye level electric oven and grill combined. Ample space for fridge and freezer under the units (side-by-side). Excellent selection of drawer and cupboard space. Tiled floor to the kitchen area. Further door allowing access to the entrance hall. Part glazed door allowing access to the utility room. Ceiling light point. Panel radiator. Carpet to the dining area. Double opening doors allowing access into the lounge. Timber beams to the dining area with centre ceiling light point. Double glazed patio window towards the rear.

UTILITY ROOM

Range of base units with work surfaces above, plumbing and space for washing machine below. Ample space for dryer (if required). Panel radiator. Ideal space for cloaks. Ceiling light point. uPVC double glazed windows to both the side and rear elevations. uPVC double glazed door allowing easy access to the garden at the rear. Door allowing access to the ground floor cloakroom/w.c. Door allowing access to the garage.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Pedestal wash hand basin with hot and cold taps. Panel radiator. Tiled walls. Ceiling light point. uPVC double glazed frosted window to the side.

INTEGRAL GARAGE 16' 5" x 10' 0" (5.00m x 3.05m)

Up-and-over door to the front elevation. Power and light. uPVC double glazed window to the side elevation. Gas and electric meter points. Fuse box. Water tap.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Loft access. Doors to principal rooms. Door allowing access to a cylinder cupboard with slatted shelves.

BEDROOM ONE 15' 2" x 10' 10" (4.62m x 3.30m)

Selection of quality fitted wardrobes to the majority of one wall with various double opening doors, incorporating side hanging rails and storage shelving. Large matching dressing table with drawer set, recessed seating area and panel radiator below. Low level power points and ceiling light point. uPVC double glazed windows to both side and front elevations.

BEDROOM TWO 15' 2" x 10' 0" (4.62m x 3.05m)

Quality fitted wardrobes to the majority of one wall with double opening doors, built in shelving and side hanging rails. Matching dressing table with cupboard space to either side. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed windows to both the side and front elevations, side allowing pleasant views down towards 'Congleton Edge' on the horizon.

BEDROOM THREE 9' 10" x 8' 10" (2.99m x 2.69m)

Quality fitted wardrobes with various double opening doors, over bed storage cabinets and matching drawer set. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window to the front.

FIRST FLOOR SHOWER ROOM/W.C. 8' 10" x 5' 10" approximately (2.69m x 1.78m)

Recently modernised suite comprising of a low level w.c. with concealed cistern and work surface above. Pedestal wash hand basin built into a vanity unit with cupboard space below and chrome coloured mixer tap. Separate glazed shower cubicle with wall mounted (Aqualisa) mixer shower. Shaving point. Quality tiled walls. Quality tile effect (Karndean) flooring. Heated towel rail. Wall mounted electric heater. Extractor fan. Inset ceiling light uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

The property is approached via a wide tarmac driveway allowing ample off road parking and easy vehicle access to the integral garage. Lantern reception lights. Established shrubs and hedgerows forming the boundaries to the front and sides. The front garden is mainly laid to lawn, which continues to a larger garden at the side and has easy access to the rear.

REAR ELEVATION

The rear has a good size private garden with partial views down towards 'Congleton Edge' on the horizon. Crazy paved patio areas. Gravelled and flagged patio areas. Easy access to the good size, side garden. Flagged pathway to hardstanding for greenhouse. Timber shed to one side. Mixture of timber fencing and established hedgerows form the boundaries.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed North along the by-pass through the traffic lights. At the roundabout turn left onto Congleton Road, past the Biddulph Arms public house, turning third right onto Grange Road. Continue for a short distance and turn left onto 'Grangefields', to where the property can be clearly identified via our 'Priory Property Services Board'.

VIEWING

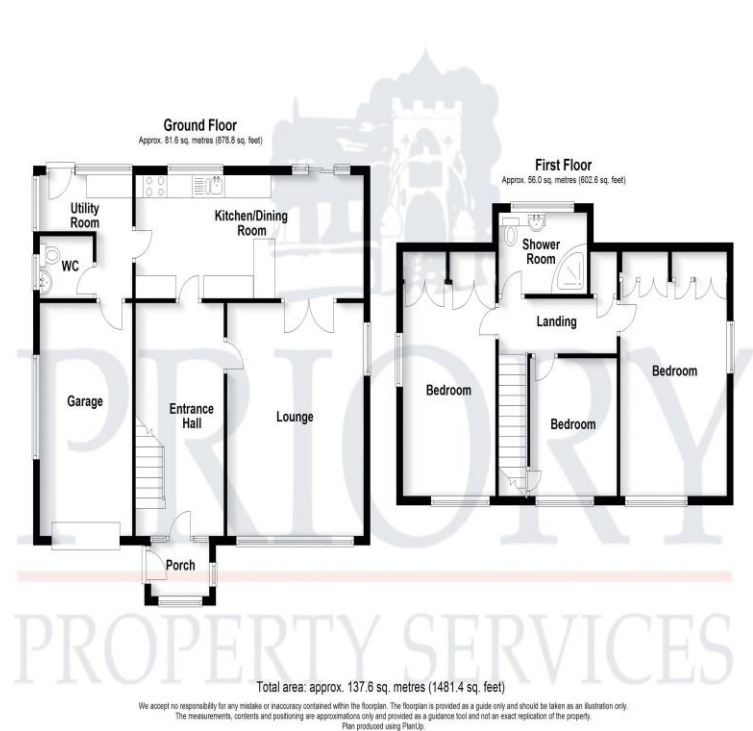
Is strictly by appointment via the selling agent.

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Energy Performance Certificate

1, Grangefields, Biddulph, STOKE-ON-TRENT, ST8 7SA

Dwelling type: Detached bungalow Reference number: 0348-4081-7222-6421-6910
Date of assessment: 04 February 2019 Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 February 2019 Total floor area: 121 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: £ 4,752

Over 3 years you could save £ 1,332

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--|
| Lighting | £ 288 over 3 years | £ 288 over 3 years | |
| Heating | £ 4,056 over 3 years | £ 2,880 over 3 years | |
| Hot Water | £ 408 over 3 years | £ 252 over 3 years | |
| Totals | £ 4,752 | £ 3,420 | You could save £ 1,332 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

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (82 plus) A | | |
| (81-81) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| Not energy efficient - higher running costs | | |
| (1-20) G | | |

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 |
|----------------------------------|-----------------|------------------------------|
| 1 Room-in-roof insulation | £1,500 - £2,700 | £ 960 |
| 2 Floor insulation (solid floor) | £4,000 - £6,000 | £ 237 |
| 3 Solar water heating | £4,000 - £6,000 | £ 138 |

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.

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.