



PRIORITY

PROPERTY SERVICES



3 Beds. Two/Three Bedroom Detached Dormer Home Well Positioned On A Generous Corner Plot With Beautiful Landscaped Gardens. Generous Lounge, Fitted B/Fast Kitchen, G/F Shower Rm & FF Family Bathroom. uPVC D/G & Oil C.H.



Wraggs Lane Biddulph Moor

£179,500

ENTRANCE PORCH (To The Side Elevation)

uPVC double glazed windows to front and side and uPVC double glazed door to the rear. Tiled floor. Ceiling light point. uPVC double glazed door and window allowing access into the entrance hall.

ENTRANCE HALL

Turn flight stairs allowing access to the first floor. Good size under stairs store cupboard. Panel radiator. Low level telephone point. Power point. Centre ceiling light point. Doors to principal rooms.

BEDROOM TWO/POSSIBLE DINING ROOM 10' 8" x 8' 10" (3.25m x 2.69m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front elevation allowing views over the landscaped front gardens and fantastic views towards Wicken Stone Rocks and Mow Cop on the horizon.

BREAKFAST KITCHEN 11' 8" x 9' 10" (3.55m x 2.99m)

Range of quality fitted eye and base level units, base units having work surfaces above with various matching tiled splash backs above. Ample space for electric cooker. Stainless steel (Cooke & Lewis) sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Ample space for fridge and freezer side-by-side under the units. Panel radiator. Ceiling light points. Upvc double glazed window to the side allowing pleasant views of the garden. uPVC double glazed window and door allowing access and views into the conservatory at the rear.

SHOWER ROOM/WORK ROOM 21' 4" x 7' 0" (6.50m x 2.13m)

Modern recently fitted ground floor shower room with modern white suite comprising of a low level w.c. Wash hand basin with chrome coloured mixer tap. Useful shelf above the sink with attractive panelling to the rear. Enclosed shower cubicle with glazed door. Frosted window to the rear elevation. Power and light. Plumbing and space for washing machine. Floor mounted modern combination oil central heating boiler. Modern panel radiators. uPVC double glazed window to the rear and uPVC double glazed window to the side, both allowing views of the gardens. uPVC double glazed door to the rear allowing access out to the rear garden.

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

Panel radiator. Low level power points. uPVC double glazed sliding patio window/door allowing access into the lounge (if required). uPVC double glazed window to the rear with views into the conservatory. Low level power points. Ceiling light point.

LOUNGE 17' 10" x 10' 10" at its narrowest point (5.43m x 3.30m)

Electric fire set in an attractive timber surround with marble effect inset and hearth. Television point. Panel radiators. Low level power point. Centre ceiling light point. uPVC double glazed sliding patio window and door allowing access into the 3rd bedroom. Part glazed door into the entrance hall. Attractive uPVC double glazed bow window to the front allowing excellent views of the landscaped front

garden and views over towards Wicken Stone Rocks and Mow Cop area on the horizon.

FIRST FLOOR - LANDING

Turn flight stairs allowing access to the ground floor with high level uPVC double glazed window to the side allowing pleasant views over Wraggs Lane. Ceiling light point. Door allowing access to a walk-in store cupboard with light.

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

Panel radiator. Low level power points. Ceiling light point. Door allowing access to a long walk-in storage cupboard in the eaves which is boarded and has light. uPVC double glazed window to the front allowing excellent panoramic views down towards Wicken Stone Rocks, Staffordshire and over towards Mow Cop on the horizon.

FAMILY BATHROOM 8' 4" x 7' 10" (2.54m x 2.39m)

Smart suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Fitted bath with electric (Dimplex) shower over, shower rail and curtain. Panel radiator. Ceiling light point. Part tiled walls. uPVC double glazed frosted window to the side elevation.

EXTERNALLY

The property is approached via Wraggs Lane, having an original low level wall and well stocked shrub borders forming the boundaries. Flagged pathway leads up towards the side gate of the property allowing access to the good size side garden. Front garden is a low maintenance flagged patio garden with central bricked raised shrub bed, surrounded by well stocked shrub borders.

SIDE ELEVATION

The side has a good size flagged patio area that surrounds the porch and allows easy access to the property. Outside water tap. Smart elevated lawned garden with lovely views down towards Wicken Stone Rocks and Mow Cop on the horizon. Hard standing for timber shed. Extremely well stocked and well kept shrub borders. Hedgerows form the boundaries.

REAR ELEVATION

The flagged patio surrounds the rear with gated access to a lower level driveway allowing off road parking for one vehicle. Further steps lead up to a raised area where there is a tarmac driveway allowing off road parking/hard standing.

SINGLE GARAGE 19' 10" x 8' 4" (6.04m x 2.54m)

Remote control roller shutter door to the front elevation. Ceiling light point. uPVC double glazed window to the side. Power and light.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed South along the by-pass to Knypersley Traffic lights. Turn left at the traffic lights onto Park Lane, continue up over the mini roundabout to Biddulph Moor. Once in New Street turn 1st right after the Rose and Crown Public House onto Wraggs Lane, continue down where the property can be clearly identified by our Priory Property Services board.



PRIORY
PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate

9, Wraggs Lane, Biddulph Moor, STOKE-ON-TRENT, ST8 7LU
 Dwelling type: Detached house Reference number: 2218-9003-7236-7100-7230
 Date of assessment: 29 June 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 30 June 2020 Total floor area: 106 m²

Use this document to:

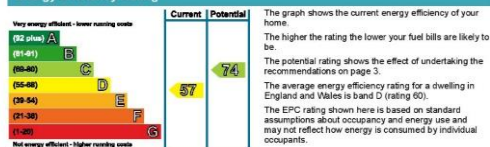
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,393
Over 3 years you could save	£ 558

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	
Heating	£ 2,658 over 3 years	£ 2,211 over 3 years	
Hot Water	£ 477 over 3 years	£ 366 over 3 years	
Totals	£ 3,393	£ 2,835	

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

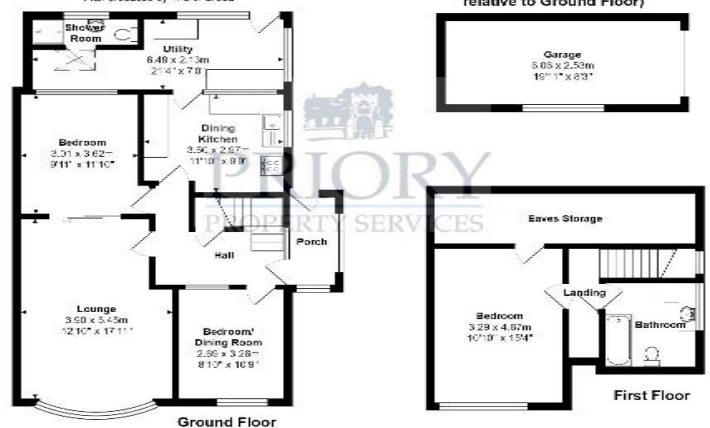
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 327
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 120
3 Solar water heating	£4,000 - £6,000	£ 111

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Total Area: 135.6 m² ... 1459 ft²

All contents, positioning & measurements are approximate and for display purposes only. Plan produced by The Plan Crafter



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.