



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Semi Detached Bungalow Located Within A Popular Residential Location. Ample Off Rd Parking. Lounge With uPVC D/G Conservatory Off. Fitted Kitchen & Bathroom. Property Requires Modernisation. No Upward Chain!



10 Turnlea Close Knypersley Biddulph ST8 6SA

£129,950

ENTRANCE HALL

Panel radiator. Ceiling light point. Loft access point with retractable ladder. Built in cloaks cupboard. uPVC double glazed door to the side.

BATHROOM 6' 8" x 5' 6" *excluding the cylinder cupboard (2.03m x 1.68m)*

Three piece suite comprising of a low level w.c. Pedestal wash hand basin. Panel bath. Tiled splash backs. Ceiling light point. Panel radiator. Walk-in cylinder cupboard with shelving. uPVC double glazed frosted window to the side elevation.

BEDROOM 1 12' 2" *maximum into the wardrobes x 10' 2" (3.71m x 3.10m)*

Panel radiator. Built in wardrobes with sliding fronts. Ceiling light point. uPVC double glazed window to the front elevation.

BEDROOM TWO 10' 2" x 8' 8" (3.10m x 2.64m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front.

LOUNGE DINER 18' 4" *approximately x 11' 8" (5.58m x 3.55m)*

Panel radiator. Low level power points. Gas fire (coals removed - damaged, not tested), set in an attractive timber surround with tiled inset and hearth. Television point. Coving to the ceiling with wall and ceiling light points. Part glazed doors allowing to both the entrance hall and kitchen. uPVC double glazed, double opening 'french doors' allowing access and views into the conservatory with uPVC double glazed windows to either side.

KITCHEN 8' 10" x 7' 10" (2.69m x 2.39m)

Range of fitted eye and base level units, base units having work surfaces above. Built in sink unit with drainer and mixer tap. Ample space for slide-in gas/electric cooker. Good selection of drawer and cupboard space. Plumbing and space for washing machine. Panel radiator. Tiled floor. Built in storage cupboard with shelving. Wall mounted (Baxi) gas central heating boiler. uPVC double glazed window to the rear. uPVC double glazed door to the side.

CONSERVATORY

Brick base and sloped roof construction. Tiled floor. Panel radiator. Power points. uPVC double glazed windows to both side and rear elevations. uPVC double glazed, double opening 'french doors' allowing access out to the side.

EXTERNALLY

The property is approached via a sweeping wide, block paved driveway allowing ample off road parking. Small lawned garden with fencing to one side and block walling to the other. Driveway continues down the side to the rear.

SIDE ELEVATION

Carport style area with gated access to the front. Easy access to the large timber shed at the rear and easy access to the garden.

REAR ELEVATION

The rear has a small flagged patio area. Flagged steps lead up towards the head of the garden. Further elevated patio area. Flagged and walled garden with timber fencing and established hedgerows forming the boundaries (garden is in need of landscaping). Outside water tap.

DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights' Turn right at the lights onto Newpool Road, continue over the bridge and turn left into 'Lyneside Road' and first right onto 'Lotus Avenue' . 'Turnlea Close' can be found on the left hand side via our Priory Property Services Board.

NO UPWARD CHAIN!**DO YOU HAVE A PROPERTY TO SELL?**

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.

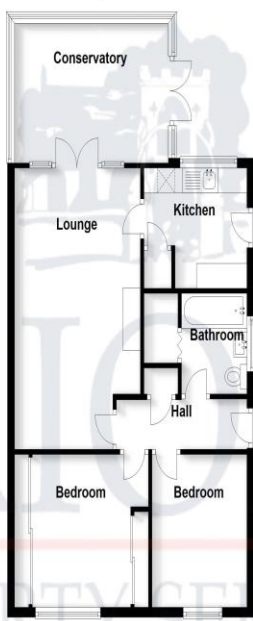


Biddulph's Award Winning Team





Ground Floor
Approx. 756.4 sq. feet



Total area: approx. 756.4 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



10, Turnlea Close, Knypersley, STOKE-ON-TRENT, ST8 6SA
 Dwelling type: Semi-detached bungalow Reference number: 9368-2812-7497-9398-7714
 Date of assessment: 12 November 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 November 2018 Total floor area: 58 m²

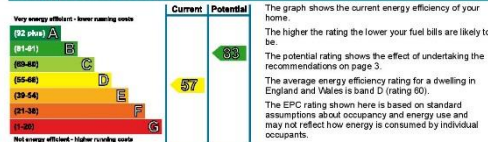
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,571
Over 3 years you could save	£ 801

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 1,995 over 3 years	£ 1,419 over 3 years	You could save £ 801 over 3 years
Hot Water	£ 420 over 3 years	£ 195 over 3 years	
Totals	£ 2,571	£ 1,770	

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 Increase loft insulation to 270 mm	£100 - £350	£ 123
2 Cavity wall insulation	£500 - £1,500	£ 69
3 Floor insulation (suspended floor)	£800 - £1,200	£ 243

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 0390 123 1234 (standard national rate). The Green Deal may enable you to make your home warm or 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.