



4 Bedrooms. Extended Semi Detached Traditional Family Home. Comprising Ent. Porch & Ent. Hall. Extended B/Fast Kitchen With B.I. Apps. Bay Fronted Through Lounge Diner. G.F. W.C. & New Mod. F.F. Shower Rm. No Upward Chain.



ENTRANCE PORCH

Upvc double glazed windows and door to the front elevation. Timber laminate flooring. Wall light point. Electric point. Door and single glazed windows allowing access into the entrance hall.

ENTRANCE HALL

Stairs allowing access to the first floor. Panel radiator. Low level telephone point. Coving to the ceiling with ceiling light point. Doors to principal rooms. Smoke alarm.

UNDER STAIRS STORAGE & CLOAKS CUPBOARD

Ceiling light point. Built in shelving.

GROUND FLOOR W.C.

Low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Tiled walls. Panel radiator. Ceiling light point. Modern (Karndean) tile effect flooring. uPVC double glazed frosted window to the side.

BAY FRONTED THROUGH LOUNGE DINER**LOUNGE AREA (Front Elevation) 14' 4" maximum into the bay x 11' 6" (4.37m x 3.50m)**

Modern 'Living Flame' gas fire set in a tiled surround and hearth with timber mantel above. Television point. Low level power points. Coving to the ceiling with ceiling light point. Door allowing access into the hallway. Large archway leading into the dining part of the lounge diner. Attractive walk-in large bay with uPVC double glazed windows to the front, allowing pleasant views of the established front garden.

DINING AREA 12' 0" x 11' 6" maximum into the chimney recess (3.65m x 3.50m)

Electric fire set in an attractive tiled surround and hearth with marble effect surround. Low level power points. Telephone/internet extension point. Coving to the ceiling with centre ceiling light point. Large archway into the front lounge. Door allowing access into the entrance hall. uPVC double glazed window allowing pleasant views of the garden to the rear.

EXTENDED DINING KITCHEN 15' 6" maximum into recess x 14' 0" approximately (4.72m x 4.26m)

Range of fitted eye and base level units, base units having extensive work surfaces above. Various power points and tiled splash backs over the work surfaces. Built in (Stoves New Home) four ring electric hob with (Stoves New Home) double electric oven below. One and half bowl sink unit with drainer and mixer tap. Plumbing and space for washing machine. Space for fridge under the units. Excellent selection of drawer and cupboard space, including larger cupboard and drawer sets. Floor mounted (Glow-Worm Hideaway) gas central heating boiler. Ceiling light points. Door allowing access to the rear porch. uPVC double glazed window to the rear allowing pleasant views of the garden.

REAR PORCH (Off The Kitchen)

Tiled floor and part tiled walls. Ceiling light point. uPVC double glazed door allowing access to the rear garden.

FIRST FLOOR - LANDING

Stairs to the ground floor reception hall. Doors to principal rooms. Smoke alarm. Loft access point with retractable ladder (Nb. vendor informs us that the loft has a light and is part boarded also houses the hot water tank and cold water tank).

MASTER BEDROOM (Bay Fronted) 15' 2" x 10' 8" maximum into wardrobes (4.62m x 3.25m)

Selection of quality fitted bedroom furniture to the majority of one wall with various double opening doors and double side hanging rails. Built in dressing table area with mirror and cupboard below. Panel radiator. Low level power points. Ceiling light points. Large walk-in bay with uPVC double glazed windows allowing pleasant views across 'Park Lane', over towards 'Wicken Stone Rocks' on the horizon, down towards 'Mow Cop' and 'Congleton Edge' area to one side.

BEDROOM TWO 12' 0" x 11' 8" maximum into the wardrobes (3.65m x 3.55m)

Quality fitted bedroom furniture to the majority of one wall with various double opening doors, side hanging rails and storage shelving. Panel radiator. Low level power points. Ceiling light points. Immersion heater switch. uPVC double glazed window allowing excellent open views to the rear.

BEDROOM THREE 16' 0" x 7' 10" (4.87m x 2.39m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed windows to both front and rear elevations.

BEDROOM FOUR 7' 4" x 6' 8" (2.23m x 2.03m)

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

FAMILY SHOWER ROOM 7' 2" x 6' 6" (2.18m x 1.98m)

Brand new modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and fitted mirror above. Double shower with glazed door and chrome coloured mixer shower. New modern tiled walls. (Karndean) tile effect flooring. Chrome towel radiator. Ceiling light point. uPVC double glazed frosted window to the side.

EXTERNALLY

The property is approached via a low level stone wall forming the front boundary. Well kept hedgerows behind the front boundary wall. Two large oak trees and good size lawned garden with well stocked and well kept flower and shrub borders. Lawned garden is edged in attractive stone cobbles. Driveway is predominately flagged with a gravel area to the centre. Ample off road parking for approximately 3 vehicles. Easy access to the garage. Easy pedestrian access down one side to the rear elevation.

REAR ELEVATION

Good size flagged patio area that surrounds the rear kitchen and lounge. Pedestrian access down one side of the property to the front. Outside water tap. Security lighting.

Patio enjoys the majority of the all-day sun. Steps lead down to a mainly laid to lawn garden with wide, well stocked, flower and shrub beds to either side. Further flagged patio towards the head of the garden. Boundaries are formed by a mixture of timber fencing and established hedgerows.

ATTACHED GARAGE 13' 6" x 8' 0" at its widest point (4.11m x 2.44m)

Up-and-over door to the front elevation. Power and light. Consumer unit.

WATER METER

Located at the top of the driveway on the footpath.

GAS & ELECTRIC METER BOXES TO SIDE OF PROPERTY

DIRECTIONS

From the main roundabout off Biddulph town centre proceed South along the by-pass, turning left at Knypersley traffic lights onto Park Lane. Continue up the hill, where the property can be clearly identified by our Priory Property Services board on the right hand side.

VIEWING

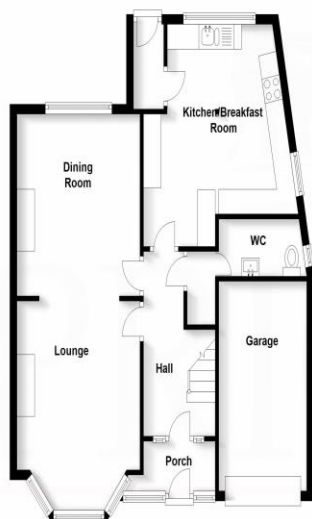
Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!

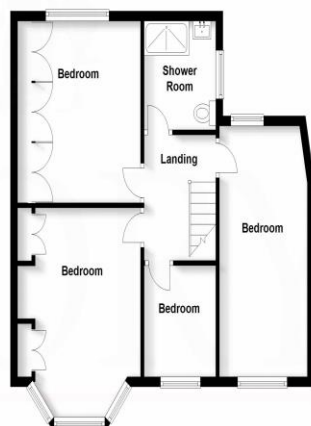




Ground Floor
Approx. 745.4 sq. feet



First Floor
Approx. 592.0 sq. feet



Total area: approx. 1337.4 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



132, Park Lane, Knypersley, STOKE-ON-TRENT, ST8 7BQ

Dwelling type: Semi-detached house Reference number: 0058-2814-7144-9003-6631
Date of assessment: 04 April 2017 Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 April 2017 Total floor area: 110 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

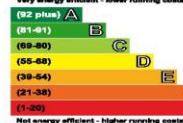
Estimated energy costs of dwelling for 3 years:	£ 3,816
Over 3 years you could save	£ 1,299

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 204 over 3 years	You could save £ 1,299 over 3 years
Heating	£ 2,808 over 3 years	£ 2,076 over 3 years	
Hot Water	£ 729 over 3 years	£ 237 over 3 years	
Totals	£ 3,816	£ 2,517	

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

Very energy efficient - lower running costs



Current

Potential

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 Floor insulation (suspended floor)	£800 - £1,200	£ 234	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 108	✓
3 Low energy lighting for all fixed outlets	£30	£ 60	✓

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.