



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Semi Detached Family Home With Superb Field Views To The Rear & Offers Great Space Throughout. Quality Fitted B/Fast Kitchen. uPVC D/G Conservatory. Rear Porch/Utility Rm. Ground Floor W.C. Long Landscaped Garden.



ENTRANCE HALL

uPVC double glazed door to the front. Turn flight stairs allowing access to the first floor. Panel radiator. uPVC double glazed frosted window to the side. Coving to the ceiling with ceiling light point.

BAY FRONTED LOUNGE 14' 0" into the chimney recess x 13' 6" into the bay (4.26m x 4.11m)

Electric fire set in an attractive surround with tiled inset and hearth. Television point. Panel radiator. Attractive walk-in bay with uPVC double glazed windows to the front. Door to under stairs store cupboard. Coving to the ceiling with centre ceiling light point.

WALK-IN UNDER STAIRS STORE CUPBOARD

Door to a walk-in under stairs store cupboard (ideal cloaks cupboard) with ceiling light point. uPVC double glazed window to the side.

BREAKFAST KITCHEN 13' 2" x 9' 0" (4.01m x 2.74m)

Excellent selection of quality fitted modern eye and base level units, base units having extensive work surfaces above and attractive tiled splash back. Various power points over the work surfaces. Double round bowl stainless steel sink unit with chrome coloured hot and cold taps. Plumbing and space for washing machine. (DeLonghi) stainless steel effect 5 ring gas hob with double electric oven below. Stainless steel circulator fan/light above. Built in fridge into the base unit. Good selection of drawer and cupboard space. Timber laminate floor to the kitchen area, carpet to the breakfast area. Plumbing and space for dishwasher. Panel radiator. uPVC double glazed, double opening French doors allowing access and views into the conservatory. uPVC double glazed window allowing views into the conservatory and beyond.

REAR PORCH/UTILITY ROOM 5' 9" x 4' 6" (1.75m x 1.37m)

Ample space for dryer with work surface above. Fitted eye unit. Power points. Ceiling light point. uPVC double glazed door to the side elevation.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Panel radiator. Part tiled walls. Ceiling light point. uPVC double glazed frosted window to the side.

CONSERVATORY 11' 10" x 10' 0" approximately (3.60m x 3.05m)

Brick base and pitched roof construction. uPVC double glazed windows to both the sides and rear elevation. uPVC double glazed double opening French doors allowing views over the pleasant, long landscaped garden and fantastic views over open countryside and towards Mow Cop to one side. Panel radiator. Low level power points. Centre ceiling light and fan.

FIRST FLOOR - LANDING

Turn flight stairs allowing access to the ground floor with uPVC double glazed window on the half landing. Ceiling light point. Loft access point. Doors to principal rooms.

BEDROOM ONE ('L' SHAPED) 12' 6" maximum into the wardrobes x 8' 10" (3.81m x 2.69m)

Fitted wardrobes to the majority of one wall with matching bedside cabinet and dressing table. Ceiling light point. Low level power points. Two uPVC double glazed windows to the rear allowing outstanding views over open countryside.

BEDROOM TWO 12' 0" x 8' 8" (3.65m x 2.64m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window towards the front elevation.

BEDROOM THREE 9' 4" x 8' 10" (2.84m x 2.69m)

Panel radiator. Over-stairs store cupboard housing the wall mounted gas central heating boiler with slatted shelf. Low level power point. Ceiling light point. uPVC double glazed window to the front.

FAMILY BATHROOM 8' 10" x 5' 4" (2.69m x 1.62m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold tap and splash back. Panel bath with chrome coloured mixer tap, chrome coloured mixer shower over and rain head shower above plus glazed shower screen. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a double graveled driveway allowing ample off road parking side-by-side. Timber fencing forms the boundaries. Easy pedestrian access down one side of the property to the rear via secure walled and gated access.

REAR ELEVATION

Good size flagged and gravelled patio area that surrounds the conservatory. Large hard standing for timber shed (Nb. the vendors inform us that the shed is to be included in the sale and has power and light). Step down to an extensive timber decked area over two levels, allowing fantastic panoramic views over open countryside to the rear and up towards Mow Cop to one side. Further low maintenance gravelled area with flower and shrub borders. Generous lawned area towards the head of the garden with established hedgerows forming the boundaries.

DIRECTIONS

From the main roundabout off 'Biddulph' town center proceed South along the by-pass towards Knypersley traffic lights. Turn right onto Newpool Road, over the bridge to the 'T' junction at the top. Turn right onto Tower Hill Road then first left onto Biddulph Road. Continue to the 'T' junction and turn right onto 'Sands Road', continue for a short distance to where the property can be clearly identified on the left hand side via our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Approx. 47.3 sq. metres (509.0 sq. feet)

Energy Performance Certificate



39, Sands Road, Harriseahead, STOKE-ON-TRENT, ST7 4JZ
 Dwelling type: Semi-detached house Reference number: 9558-7063-7287-3121-7980
 Date of assessment: 15 March 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 15 March 2019 Total floor area: 72 m²

Use this document to:

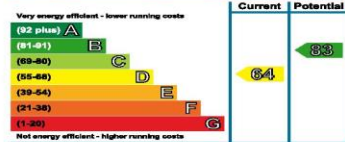
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,400
Over 3 years you could save	£ 546

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 162 over 3 years	
Heating	£ 1,848 over 3 years	£ 1,497 over 3 years	
Hot Water	£ 288 over 3 years	£ 195 over 3 years	
Totals	£ 2,400	£ 1,854	You could save £ 546 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



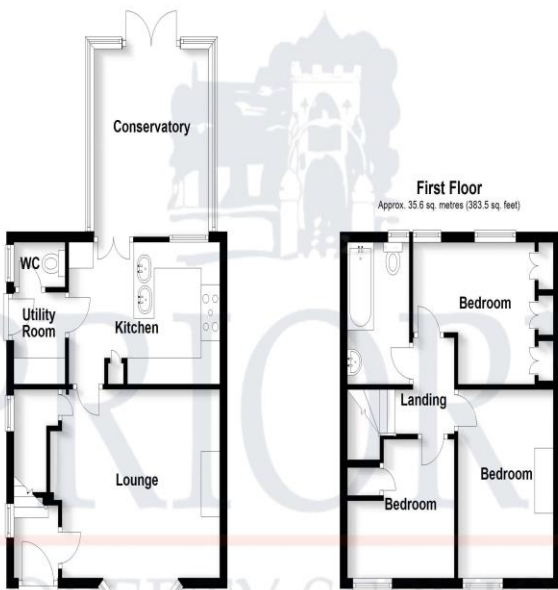
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 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 Increase loft insulation to 270 mm	£100 - £350	£ 72
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 135
3 Low energy lighting for all fixed outlets	£45	£ 87

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.



Total area: approx. 82.9 sq. metres (892.6 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.

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.