



PRIORY

PROPERTY SERVICES



3 Bedrooms. Great Family Home In A Popular Location With Ample Off Rd Parking & Large Garage. Entrance Hall With Stairs To The F. Floor. Fitted Kitchen With Utility & Ground Floor W.C. Off The Kitchen. Large Through Lounge Diner. No Chain!



30 Highfield Road East Biddulph ST8 6HA

£149,950

ENTRANCE HALL

Double glazed door to the front elevation. Panel radiator. Telephone point. Coving to the ceiling with ceiling light point. Stairs allowing access to the first floor. uPVC double glazed window to the side elevation.

KITCHEN 11' 0" x 8' 6" (3.35m x 2.59m)

Range of 'high gloss' eye and base level units, base units having work surfaces above. Tiled walls. Stainless steel effect sink unit with drainer and mixer tap. Ample space for free-standing electric cooker with circulator fan/light above. Good selection of drawer and cupboard space. Ceiling light point. uPVC double glazed window towards the rear allowing pleasant views of the garden. Panel radiator. Door to walk-in under stairs store cupboard. Further single glazed door allowing access to the side entry.

SIDE ENTRY

uPVC double glazed window to the front elevation. uPVC double glazed door allowing access to the rear garden. Sliding door allowing access to a utility room. Further door to the ground floor w.c. Ceiling light point. Door to the kitchen.

UTILITY ROOM 9' 8" x 4' 9" (2.94m x 1.45m)

Base unit with plumbing and space for dishwasher. Plumbing and space for washing machine. Vent for dryer. Wall mounted (MAIN) gas combination central heating boiler. Ceiling light point. Power points. Panel radiator. uPVC double glazed frosted window to the front elevation.

THROUGH LOUNGE DINER**LOUNGE AREA** 13' 6" x 12' 2" (4.11m x 3.71m)

'Living Flame' gas fire set in an attractive surround and hearth. Panel radiator. Television point. Low level power points. Coving to the ceiling with both wall and ceiling light points. Large archway into the dining room. uPVC double glazed bow window to the front elevation.

DINING AREA 11' 0" x 11' 0" (3.35m x 3.35m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Door allowing access to the kitchen. Archway to the lounge. uPVC double glazed window allowing pleasant views to the rear garden.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Power point. Coving to the ceiling with ceiling light point. Loft access point. uPVC double glazed window to the side elevation allowing excellent panoramic views of the 'Biddulph Valley', down towards the 'Cheshire Plain' on the horizon.

BEDROOM ONE 12' 2" x 11' 0" (3.71m x 3.35m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Entrance recess area. uPVC double glazed window to the front allowing pleasant views of the street and up towards 'Biddulph Moor' on the horizon.

BEDROOM TWO 11' 4" x 11' 0" (3.45m x 3.35m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Built in storage cupboard with double opening doors. Small entrance recess area. uPVC double glazed window to the rear allowing good views of the garden and excellent views down towards 'Congleton Edge' to one side.

BEDROOM THREE 8' 6" x 6' 6" *minimum measurement to wardrobe fronts* (2.59m x 1.98m)

Panel radiator. Low level power points. Over-stairs store cupboard. Further built in storage cupboards with double opening doors. Ceiling light point. uPVC double glazed window to the front elevation.

FAMILY BATHROOM 8' 0" x 6' 2" (2.44m x 1.88m)

Three piece modern 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome colored hot and cold taps. Panel bath with chrome colored hot and cold taps. Modern tiled walls. Panel radiator. Former cylinder cupboard with slatted shelves and double opening doors. Ceiling light point. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a well maintained privet hedge and double opening gates allow access to a private wide driveway. Pedestrian, flagged access to the front where there is a canopied entrance and easy access to the property. Front garden is mainly laid to lawn with well kept flower and shrub borders. Tarmac driveway widens to the side and rear allowing EXTENSIVE OFF ROAD PARKING AND EASY VEHICLE ACCESS TO THE LARGE DETACHED GARAGE.

REAR ELEVATION

The rear has a good size lawned garden with well kept flower and shrub borders. Timber fencing forms the boundaries. Good size flagged patio area at the rear of the property and at the side of the garage where there is a hard standing for timber shed.

LARGE DETACHED GARAGE

Up-and-over door to the front. Power and light. Security lighting to the front. uPVC double glazed windows to the side. Inspection pit.

DIRECTIONS

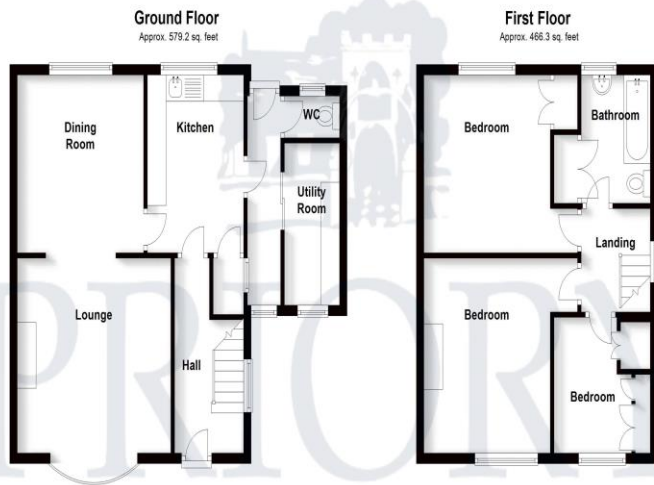
From our offices proceed South along the (A527) High Street, turning left onto 'Well Street'. Proceed over the cross roads and turn 4th left into 'Highfield Road East'. The property can be clearly identified by our 'Priory Property Services' board on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!





Total area: approx. 1045.4 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



30, Highfield Road East, Biddulph, STOKE-ON-TRENT, ST8 6HA
 Dwelling type: Semi-detached house Reference number: 8313-7720-5619-4439-9976
 Date of assessment: 31 October 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 31 October 2017 Total floor area: 97 m²

Use this document to:

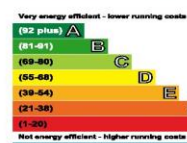
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,012
 Over 3 years you could save £ 804

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 189 over 3 years	
Heating	£ 2,370 over 3 years	£ 1,800 over 3 years	
Hot Water	£ 321 over 3 years	£ 219 over 3 years	
Totals	£ 3,012	£ 2,208	

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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 153	
2 Internal or external wall insulation	£4,000 - £14,000	£ 261	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 174	

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-prime-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.