



PRIORITY
PROPERTY SERVICES



2 Bedrooms. Extended Semi Detached Bungalow With No Upward Chain. Good Order Throughout & With Extended Modern Fitted Dining Kitchen. Large Lounge. Modern Fitted Bathroom With Separate Shower. Garage & Enclosed Garden.



70 Lotus Avenue Knypersley Biddulph ST8 6PS

£135,000

ENTRANCE HALL

uPVC double glazed door towards the side elevation allowing access. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Loft access point (Nb. Vaillant gas combination central heating boiler is in the loft space). Doors to principal rooms. Door to walk-in cloaks cupboard with side hanging rail.

BEDROOM ONE *11' 10" maximum into the wardrobes x 10' 2" (3.60m x 3.10m)*

Panel radiator. Low level power points. Built in wardrobes to the majority of one wall with double opening doors. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation allowing partial views over towards 'Biddulph Moor' on the horizon.

BEDROOM TWO *10' 2" x 9' 0" (3.10m x 2.74m)*

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front elevation allowing partial views over towards 'Biddulph Moor' on the horizon.

BATHROOM *7' 4" x 5' 6" excluding the shower (2.23m x 1.68m)*

Three piece modern 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap. Tiled floor and walls. Chrome coloured towel radiator. Ceiling light point. Glazed door allowing access to a walk-in shower with inset ceiling lights and wall mounted mixer shower. uPVC double glazed frosted window to the side elevation.

LOUNGE *18' 6" x 11' 10" (5.63m x 3.60m)*

'Living Flame' gas fire set in an attractive timber surround with 'marble effect' inset and hearth. Television and telephone points. Panel radiator. Low level power points. Coving to the ceiling with ceiling light points. Part glazed doors allowing access to both the dining kitchen and entrance hall. Double glazed sliding patio window and doors allowing views and access to the rear garden.

EXTENDED DINING KITCHEN *16' 0" x 8' 4" approximately (4.87m x 2.54m)*

Range of modern fitted eye and base level units, base units having extensive work surfaces above with matching up-stands. Tiled splash backs and various power points. One and half bowl sink unit with drainer and mixer tap. Slide-in (Hotpoint Ultima) cooker. Plumbing and space for washing machine. Plumbing and space for dryer (if required). Slim-line dishwasher. Modern (Hotpoint) fridge and freezer under the units. Attractive new modern grey timber effect laminate flooring. Panel radiator. Ceiling light points. uPVC double glazed windows to both the side and rear elevations. uPVC double glazed door to the side allowing access.

EXTERNALLY

The property is approached via a flagged driveway that continues down towards the side to the rear. Ample off road parking. Access to the garage. Front garden is mainly laid to lawn. Outside water tap.

REAR ELEVATION

Good size 'Indian Stone' flagged patio area that surrounds the rear extension. Well maintained lawned garden set in attractive brick walling. Raised flower bed towards the head of the garden. Timber fencing forms the boundaries.

GARAGE

Brick built construction with up-and-over door to the front. Window and door 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. At the traffic lights turn right onto 'Newpool Road'. Continue on over the bridge then first left onto 'Lynside Road'. Turn 1st right onto 'Lotus Avenue', follow the road around, bearing left at the top, continue down, to where the property can be located via our priory property services board.

VIEWING

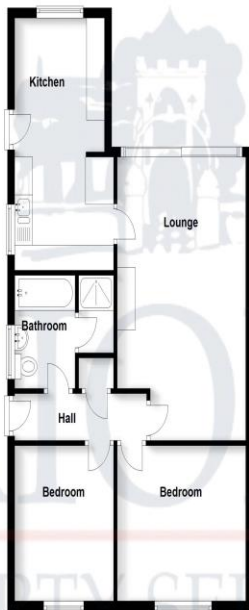
Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!





Ground Floor
Approx. 686.3 sq. feet



Total area: approx. 686.3 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



70, Lotus Avenue, Knypersley, STOKE-ON-TRENT, ST8 6PS
 Dwelling type: Semi-detached bungalow Reference number: 8193-7420-5009-7420-4996
 Date of assessment: 10 October 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 10 October 2017 Total floor area: 64 m²

Use this document to:

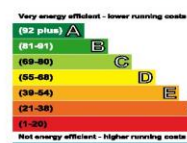
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,057
Over 3 years you could save	£ 1,278

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 135 over 3 years	
Heating	£ 2,484 over 3 years	£ 1,461 over 3 years	
Hot Water	£ 336 over 3 years	£ 183 over 3 years	
Totals	£ 3,057	£ 1,779	You could save £ 1,278 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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 108	✓
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 72	✓
3 Cavity wall insulation	£500 - £1,500	£ 417	✓

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.