



# PRIORITY

PROPERTY SERVICES



**5 Bedrooms. We Are Delighted To Introduce To The Market An Exceptionally Spacious, Family Home Just Minutes From The Popular National Trust Biddulph Grange Gardens & Country Park. Brand New Conservatory. En-Suite To Master Bed.**



**31 Grangefields Biddulph ST8 7SA**

**£325,000**

**ENTRANCE HALL**

Modern door to the front allowing access. Timber effect laminate flooring. Open spindle staircase allowing access to the first floor. Low level power points. Panel radiator. uPVC double glazed window to the front elevation. Doors to principal rooms. Door allowing access to the attached garage.

**GROUND FLOOR CLOAKROOM/W.C. 7' 10" x 5' 4" (2.39m x 1.62m)**

Low level w.c. Pedestal wash hand basin with hot and cold taps. Panel radiator. Timber effect laminate floor. Tiled walls. Ceiling light point. uPVC double glazed frosted window to the rear elevation.

**DINING ROOM 11' 10" x 11' 8" (3.60m x 3.55m)**

Panel radiator. Low level power points. Coving to the ceiling with both wall and ceiling light points. Door allowing access to the entrance hall. Attractive timber double opening, modern part glazed French doors allowing views and access into the lounge. Further door to the kitchen. uPVC double glazed, double opening French doors with side panel windows allowing access and views into the conservatory.

**BRAND NEW CONSERVATORY**

Pitched roof conservatory with uPVC double glazed windows to both side and rear elevations, allowing excellent views of the garden. Attractive tiled flooring. Low and high level power points.

**BREAKFAST KITCHEN 10' 4" x 9' 10" (3.15m x 2.99m)**

Modern fitted eye and base level units, base units having work surfaces above. Attractive tiled splash backs and various power points over the work surfaces. Stainless steel one and half bowl sink unit with drainer and water purifier to one side. Ample space for slide-in gas cooker with (Bosch) circulator fan/light above. Plumbing and space for a dishwasher. Good selection of drawer and cupboard space. Central island area/useful work surface/breakfast bar with cupboard space below. Some eye units having glazed display fronts with inset lighting above. Panel radiator. Ample space for free-standing fridge or freezer. uPVC double glazed window allowing pleasant views over the rear garden. uPVC double glazed door to the side elevation.

**LOUNGE 21' 5" x 12' 6" (6.52m x 3.81m)**

Panel radiator. Low level power points. Living Flame gas fire set in an attractive timber surround with marble effect inset and hearth. Television points. Coving to the ceiling with both wall and ceiling light points. Large uPVC double glazed bow window to the front elevation.

**FIRST FLOOR - LANDING 16' 2" in length (4.92m x 0.00m)**

Open spindle staircase allowing access to the ground floor. Ceiling light points. Modern panel doors to principal rooms.

**MASTER BEDROOM 12' 4" x 10' 8" (3.76m x 3.25m)**

Modern panel radiator. Low level power points. Ceiling light points. uPVC double glazed window towards the front elevation and large feature triangular uPVC double glazed window to the side allowing fantastic views down towards Mow Cop/Congleton Edge on the horizon. Door allowing access to a walk-in dressing room.

**WALK-IN DRESSING ROOM 8' 2" x 5' 2" maximum meas. into wardrobe (2.49m x 1.57m)**

Built in wardrobes with sliding mirrored fronts. Built in shelving. Double side hanging rails. Built in airing cupboard. Low level power socket. Panel radiator. Vinyl timber effect flooring. uPVC double glazed window allowing fantastic views down towards Congleton Edge on the horizon.

**EN-SUITE 8' 2" x 5' 6" (2.49m x 1.68m)**

New modern suite comprising of an (Ideal Standard) low level w.c. with concealed cistern. High polished work surface above. Fitted wall cupboards with shelving. Built in shaving point. Built in mirror with lighting. Round bowl (Ideal Standard) sink unit set in the work surface with vanity cupboard below. Quality timber effect laminate flooring. Shower cubicle with wall mounted (Grohe) chrome coloured mixer shower and glazed door. En-suite light with sensor. Quality modern tiled walls. Inset ceiling lights. Chrome coloured towel radiator. Extractor fan. uPVC double glazed frosted window to the rear.

**BEDROOM TWO 10' 4" x 10' 0" (3.15m x 3.05m)**

Fitted wardrobes with various double opening doors, some having mirrored fronts. Side hanging rails. Built in storage shelving. Over-bed storage shelves. Matching bedside cabinets and dressing table. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear allowing great views of the garden and fantastic panoramic views over towards Congleton Edge on the horizon.

**BEDROOM THREE (L SHAPED) 9' 6" x 9' 2" minimum measurement (2.89m x 2.79m)**

Small entrance recess area. Panel radiator. Low level power points. Fitted wardrobes with side hanging rails, double opening doors and drawer set. Useful study area with further drawer set and shelving. Ceiling light point. uPVC double glazed window towards the front elevation.

**BEDROOM FOUR (L SHAPED) 10' 10" maximum x 9' 8" (3.30m x 2.94m)**

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front. Free standing wardrobes with matching desk area (to be included in the sale).

**BEDROOM FIVE 9' 0" x 8' 5" (2.74m x 2.56m)**

Fitted wardrobes with double opening doors and built in shelving. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear allowing fantastic panoramic views over towards Congleton Edge.

### REFURBISHED FAMILY BATHROOM 8' 4" x 6' 10" (2.54m x 2.08m)

New modern suite comprising of an (Ideal Standard) low level w.c. with concealed cistern and high polished work surface above. Built in round bowl (Ideal Standard) sink unit with chrome coloured mixer tap, set in an attractive vanity unit with cupboard space below. Large panel bath with chrome coloured mixer tap. Shower cubicle with (Grohe) chrome coloured mixer shower and glazed door with light above. Extractor fan. Inset ceiling lights. Sensor for light in shower. Loft access point with built in ladder, boarding and light. Large fitted mirror. Quality modern tiled walls. uPVC double glazed frosted window towards the rear elevation.

### ATTACHED INTEGRAL GARAGE 21' 2" x 9' 10" at its widest point. (6.45m x 2.99m)

Power and light. Built in work surface with stainless steel effect sink unit with hot and cold taps and drainer. Plumbing and space for washing machine. Ample space for dryer (if required). Panel radiator. Small storage loft. Up-and-over door towards the front elevation. Wall mounted (Worcester Bosch) gas combination central heating boiler. uPVC double glazed frosted door allowing easy access to the rear garden. Door allowing access to a workshop/2nd garage.

### WORKSHOP/SECOND GARAGE

Triangular shaped (but good size). Power and light. Door allowing access from the driveway. uPVC double glazed frosted door allowing access to the rear garden.

### EXTERNALLY

The property is approached via a set of attractive low level brick gate posts with reception lighting above. Quality brick boundary wall to the front that allows access to a large tarmac driveway for multiple vehicles/hard standing for caravan or boat. Easy pedestrian access to the front via a canopied entrance. Easy vehicle access to the garage. Flagged gated access down one side of the property to the rear with reception lighting.

### REAR ELEVATION

The rear has a secure private garden with extensive flagged patio surrounding the conservatory. Patio is surrounded by attractive raised flower beds set in stone walling. The flagged patio meanders around the conservatory where there is currently a large timber shed/workshop (NB. THIS WILL BE REMOVED AFTER A SUCCESSFUL COMPLETION OF A SALE). Step down to lawned garden with brick and block walling forming the boundaries. Hard standing for summer house to the top of the garden with power and light. Mature trees. Great views over towards Mow Cop and Congleton Edge on the horizon.

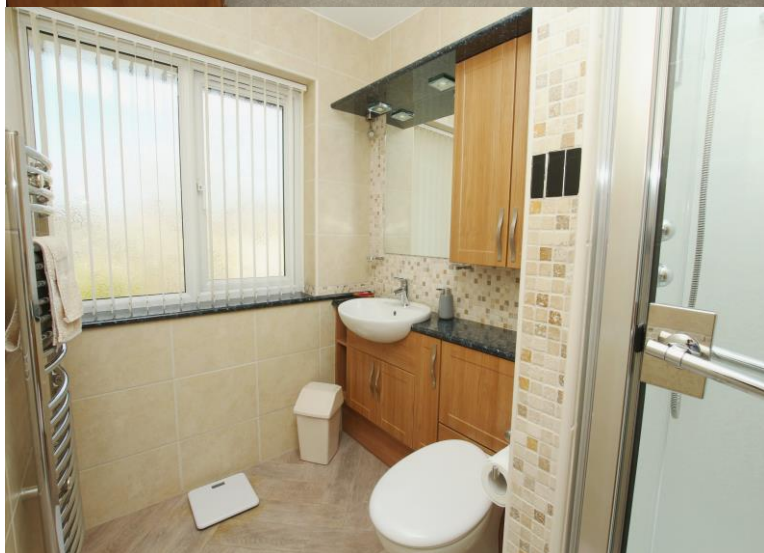
### DIRECTIONS

From the main roundabout off Biddulph town centre proceed North along the by-pass through the traffic lights. At the roundabout turn left onto Congleton Road, past the Biddulph Arms public house, turning third right onto Grange Road. Continue for a short distance and turn left onto 'Grangefields', continue for a short distance to where the property can be clearly identified via our 'Priory Property Services Board'.

### VIEWING

Is strictly by appointment via the selling agent.







**Energy Performance Certificate**

31, Grangefields, Biddulph, STOKE-ON-TRENT, ST8 7SA

Dwelling type: Detached house      Reference number: 0698-9091-7294-631-7900  
 Date of assessment: 01 April 2019      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 01 April 2019      Total floor area: 139 m<sup>2</sup>

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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,798</b>
<b>Over 3 years you could save</b>	<b>£ 399</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 262 over 3 years	£ 262 over 3 years	
Heating	£ 3,256 over 3 years	£ 2,859 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
<b>Totals</b>	<b>£ 3,798</b>	<b>£ 3,399</b>	<b>You could save £ 399 over 3 years</b>

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**

Rating	Current	Potential
A (92-101)		
B (81-91)		
C (69-80)		
D (55-68)	<b>65</b>	<b>75</b>
E (39-54)		
F (13-38)		
G (1-12)		

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.

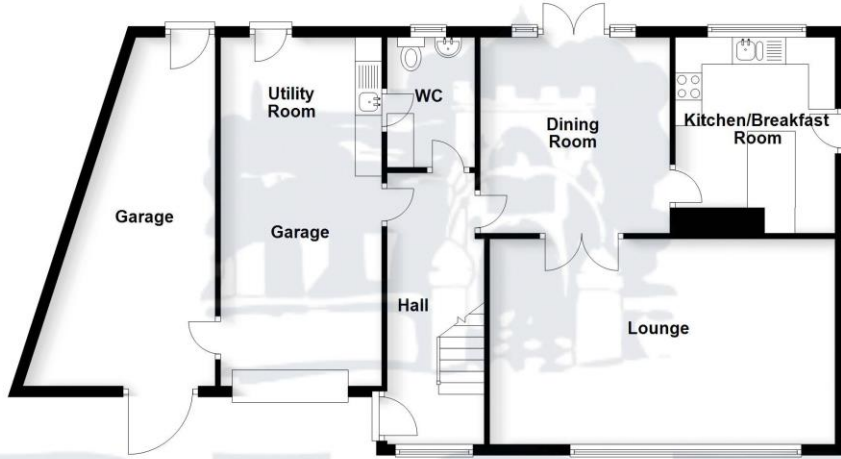
**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1. Floor insulation (suspended floor)	£800 - £1,200	£ 395
2. Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 879

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grant-calculator](http://www.gov.uk/energy-grant-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

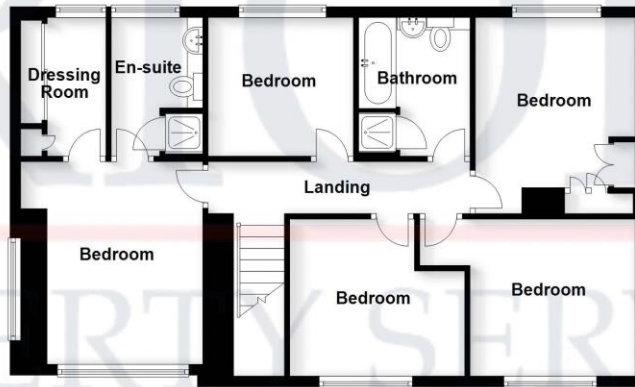
**Ground Floor**

Approx. 100.7 sq. metres (1084.2 sq. feet)



**First Floor**

Approx. 75.8 sq. metres (818.0 sq. feet)



Total area: approx. 176.5 sq. metres (1900.2 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.