



PRIORY

PROPERTY SERVICES



2 Bedrooms. End Town House With Large Rear Garden & Garage. Modern Well Presented Interior & Within A Popular Residential Location Close To Local Schools & Amenities. Entrance Hall. Open Plan Lounge & Modern Fitted Kitchen.



47 Bluebell Close Biddulph ST8 6TJ

£129,995

ENTRANCE HALL

Timber single glazed door to the front elevation. Timber effect laminate flooring. Stairs allowing access to the first floor. Ceiling light point. Panel radiator. Low level power point. Telephone point.

THROUGH LOUNGE/KITCHEN 24' 10" x 11' 10" (7.56m x 3.60m)

Lounge Area

Quality timber effect laminate flooring. Two panel radiators. Low level power points. Television point. Under stairs store cupboard. Ceiling light point. Door to the entrance hall. uPVC double glazed window to the front elevation.

Kitchen

Modern eye and base level units, base units having timber effect work surfaces above with tiled splash backs. Various power points over the work surfaces. Built in electric hob with circulator fan/light above. Stainless steel splash back. Built in electric oven below. Stainless steel effect one and half bowl sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Space for fridge under the units. Further panel radiator. Tiled floor. (Vaillant) gas combination central heating boiler. uPVC double glazed window and door towards the rear allowing great views of the large garden.

FIRST FLOOR - LANDING

Stairs to the ground floor. Loft access point. Ceiling light point. Doors to principal rooms.

BEDROOM ONE ('L' SHAPED) 11' 6" x 9' 10" maximum to the wardrobe fronts (3.50m x 2.99m)

Panel radiator. Low level power points. Built in wardrobes with double opening doors, side hanging rails and storage shelf. Ceiling light point. uPVC double glazed window to the front elevation.

BEDROOM TWO 10' 10" x 6' 10" (3.30m x 2.08m)

Panel radiator. Low level power points. Two built in store cupboards. Ceiling light point. uPVC double glazed window to the rear allowing good views of the rear garden.

BATHROOM 7' 10" x 4' 10" (2.39m x 1.47m)

Three piece white suite comprising of a low level w.c. 'P' shaped bath with chrome coloured mixer tap, electric (Mira) shower over the bath with curved glazed shower screen. Pedestal wash hand basin with hot and cold taps. Attractive part tiled walls. Tiled flooring. Chrome coloured towel radiator. Ceiling light and fan. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a tarmacadam and slate driveway allowing ample off road parking and easy pedestrian access to the canopied entrance. Easy access to the attached garage.

ATTACHED GARAGE

Pitched roof construction. Up-and-over door to the front. Door allowing access to the rear.

REAR ELEVATION

The landscaped well maintained rear garden is a great size and larger than average to others on the street. The garden is mainly laid to lawn with a large patio area stretching across the back of the property and garage. Further raised decked seating area to the head of the garden attracts the majority of the later evening sun. Mature shrubs and bushes. Timber fencing forms the boundaries.

DIRECTIONS

Head South along the 'Biddulph By Pass' turning left at the roundabout onto 'St Johns' Road. Proceed over both roundabouts, turning 2nd left into 'Bluebell Close' and then left again. The property can be clearly identified by our 'Priory Property Services' board on the left.

VIEWING

Is strictly by appointment via the selling agent.

DO YOU HAVE A PROPERTY TO SELL?

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Biddulph's Award Winning Team





Energy Performance Certificate HM Government

47, Bluebell Close, Biddulph, STOKE-ON-TRENT, ST8 6TJ

Dwelling type: End-terrace house **Reference number:** 0426-2866-7981-9404-6685
Date of assessment: 06 August 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 06 August 2014 **Total floor area:** 55 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:	£ 1,620
Over 3 years you could save	£ 375

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 108 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 375 over 3 years </div>
Heating	£ 1,164 over 3 years	£ 960 over 3 years	
Hot Water	£ 285 over 3 years	£ 177 over 3 years	
Totals	£ 1,620	£ 1,245	

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

<p style="font-size: small;">Very energy efficient - lower running costs (92-91) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="font-size: 2em;">71</td> <td style="font-size: 2em;">91</td> </tr> </table>	Current	Potential	71	91
Current	Potential				
71	91				

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	£800 - £1,200	£ 114
2 Low energy lighting for all fixed outlets	£20	£ 54
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 132

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.