



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Detached Bungalow Standing On A Prominent Corner Plot. Ent. Hall. Generous Lounge Diner. Modern Fitted B/Fast Kitchen. Bathroom. Driveway & Garage. Landscaped Gardens With Pleasant Views To The Front. No Chain!



21 Leek Lane Biddulph Moor ST8 7NA

£179,950

SIDE PORCH AREA (Leading To The Kitchen)

Quality modern composite door to the side elevation allowing access. Fitted eye and base level units. Floor mounted central heating boiler. Step up and large archway into the kitchen.

'L' SHAPED BREAKFAST KITCHEN & SIDE PORCH 18' 4" max. into the stairs, x 10' 0" narrowing to 6'4" (5.58m x 3.05m)

Range of fitted eye and base level units, base units having work surfaces above, matching up stand and tiled splash backs. Slide in (Creda) cooker. (Ilgis) circulator fan/light above. Stainless steel sink unit with drainer and mixer tap. (Siemens) washing machine. Good selection of drawer and cupboard space. Space for small fridge under the stairs (if required) with storage cupboard to the side. Vinyl timber effect flooring. Panel radiator. Timber panelling to the ceiling with ceiling light point. uPVC double glazed window to the rear. Open spindle staircase to the first floor attic.

'L' SHAPED INNER HALLWAY

Coving to the ceiling with ceiling light point. Panel radiator. Doors to principal rooms.

BEDROOM ONE 12' 0" x 10' 0" (3.65m x 3.05m)

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

BEDROOM TWO 11' 2" x 9' 10" maximum into the wardrobes (3.40m x 2.99m)

Panel radiator. Built in wardrobes to the majority of one wall with double opening doors, built in dressing table and mirror. uPVC double glazed window to the rear. Coving to the ceiling with ceiling light point.

BATHROOM 7' 4" x 6' 4" (2.23m x 1.93m)

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps. Panel bath with hot and cold taps. (Triton) electric shower over the bath with glazed shower screen. Tiled walls. Panel radiator. Cylinder cupboard with slatted shelves above. uPVC double glazed frosted window to the side elevation.

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BAY FRONTED LOUNGE/DINER 18' 4" x 13' 8" maximum into the bay, narrowing to 7'10" (5.58m x 4.16m)

Gas fire set in an attractive stone surround with television plinth. Two panel radiators. Low level power points. Wall and ceiling light points. Door allowing access to the inner hallway. Attractive walk-in bay window with uPVC double glazed window to the front. uPVC double glazed window to the side. Further double glazed sliding patio window and door allowing access and views to the front elevation.

ATTIC

Open staircase allowing access to the ground floor kitchen. Storage eaves. Carpeted. uPVC double glazed dormer windows to both front and rear elevations, front allowing excellent views onto the horizon.

EXTERNALLY

The front has an elevated flagged patio area which enjoys pleasant views of the street and views over towards 'Mow Cop' on the horizon. Good size elevated lawned gardens to both front and side elevations, set behind established brick walling and smart flower borders.

SIDE ELEVATION

Side has patio set behind an established conifer hedge, all adding to the high degree of privacy. Outside power point. Area for gas cylinder. Further lawned garden to the side, set behind attractive established walling.

REAR ELEVATION

Low maintenance concrete patio garden with timber summer house. Oil storage tank to one side. Outside water tap. Off road parking.

DETACHED GARAGE

Brick built and pitched roof construction. Door and uPVC double glazed window to the side. Up-and-over door to the front. Driveway provides off road parking for approximately 2/3 vehicles if required.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass towards 'Knypersley Traffic Lights'. Turn left onto 'Park Lane' and continue up over the mini roundabout towards 'Biddulph Moor'. Turn right onto 'Leek Lane' and continue for a short distance to where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!



PRIORY

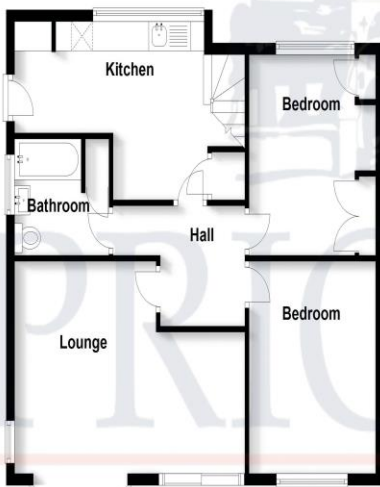
PROPERTY SERVICES

Biddulph's Award Winning Team

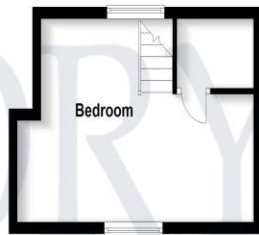




Ground Floor
Approx. 699.1 sq. feet



First Floor
Approx. 201.7 sq. feet



Total area: approx. 900.7 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



21, Leek Lane, Biddulph Moor, STOKE-ON-TRENT, ST8 7NA

Dwelling type: Detached bungalow Reference number: 9298-1073-7299-6421-2980
Date of assessment: 11 January 2019 Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 January 2019 Total floor area: 84 m²

Use this document to:

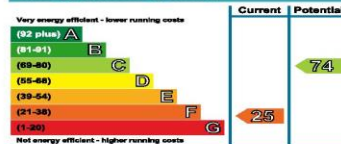
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,167
Over 3 years you could save	£ 2,175

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 174 over 3 years	
Heating	£ 3,240 over 3 years	£ 1,605 over 3 years	
Hot Water	£ 633 over 3 years	£ 213 over 3 years	
Totals	£ 4,167	£ 1,992	

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	£ 87
2 Floor insulation (suspended floor)	£800 - £1,200	£ 261
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 93

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.