



# PRIORITY

PROPERTY SERVICES



**3 Bedrooms. Traditional Semi Detached Home Well Presented Throughout. Lounge & Separate Dining Room. Modern Fitted Kitchen. Ground Floor Bathroom + Master Bed With En- Suite W.C. uPVC D/G & Gas Combi C.H. Boiler. Pleasant Garden.**



Chapel Lane Harriseahead

£135,000

**LOUNGE** 12' 8" x 12' (3.86m x 3.66m)

'Living Flame' gas fire set in an attractive stone surround. Quality laminate flooring. Panel radiator. Coving to the ceiling with ceiling light point. Door allowing access into the lounge. uPVC double glazed bow window towards the front elevation. uPVC double glazed door allowing access from the front.

**DINING ROOM** 12' 8" x 12' 6" (3.86m x 3.81m)

Multi fuel burner with stone surround. Television point. Quality laminate flooring. Panel radiator. Door allowing access to the stairwell to the first floor. Coving to the ceiling with ceiling light point. Door to under stairs storage cupboard with power, light and shelving. Archway leading into the kitchen. uPVC double glazed windows to both side and rear elevations.

**KITCHEN** 10' 10" x 6' 10" (3.3m x 2.08m)

Modern selection of fitted eye and base level units, base units having attractive work surfaces over and tiled splash backs. Various power points over the work surfaces. Stainless steel sink unit with drainer and mixer tap. Space for slide in electric cooker with stainless steel circulator fan/light above. Good selection of drawer and cupboard space. Plumbing and space for an automatic washing machine. Attractive tiled floor. Panel radiator. uPVC double glazed window and door towards the side elevation. Archway to inner hallway which has space for fridge/freezer. New wall mounted (Worcester) gas combination central heating boiler. Door allowing access to the bathroom.

**BATHROOM** 6' 10" x 5' 4" (2.08m x 1.63m)

Three piece 'white' suite comprising of low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with electric 'Triton' shower over. Attractive part tiled walls. Glazed shower screen. Tiled floor. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the rear.

**FIRST FLOOR****LANDING**

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

**BEDROOM ONE** 12' 8" x 12' 0" (3.86m x 3.66m)

Timber effect laminate floor. Panel radiator. Low level power point. Ceiling light point. Two uPVC double glazed windows to the front elevation. En-Suite W.C.

**EN-SUITE W.C.**

Comprising of a low level w.c. Wash hand basin with tiled splash back. Chrome colored heated towel rail.

**BEDROOM TWO** 12' 6" x 6' 2" (3.81m x 1.88m)

Timber effect laminate floor. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden.

**BEDROOM THREE** 9' 2" x 6' 2" (2.79m x 1.88m)

Timber effect laminate floor. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden.

**EXTERNALLY**

The property is approached via a flagged pathway that continues down towards the side allowing easy gated access to the rear. Smart block paving to the front with easy access to the front elevation.

**REAR ELEVATION**

The rear has a good size flagged patio. Step down to a generous lawned garden with flagged step-stones allowing access to the head of the garden. Timber fencing & conifer hedging forms the boundaries. Timber shed and greenhouse to the head of the garden. Small rockery area with flower beds. Garden enjoys the majority of the all-day sun.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass towards Knypersley traffic lights. Turn right onto 'Newpool Road', over the bridge towards the 'T' junction at the top. At the 'T' junction turn left onto 'Towerhill Road'. Continue along this road which in turn becomes 'Brook Street' and 'Long Lane'. At the junction (at the end) turn left onto 'Chapel Lane'. The property can be located on the right hand side via our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the agent.

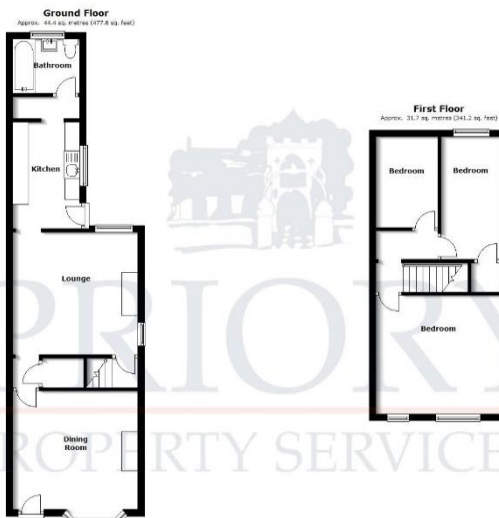


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## Biddulph's Award Winning Team





Total area: approx. 76.1 sq. metres (818.9 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 guide only and not an exact replication of the property. Plan produced using The Robit Agency.

### Energy Performance Certificate

15, Chapel Lane, Harriseahead, STOKE-ON-TRENT, ST7 4JL

Dwelling type: Semi-detached house Reference number: 5802-0251-01-25-1787-7373  
 Date of assessment: 15 July 2013 Type of assessment: RUSP existing dwelling  
 Date of certificate: 16 July 2013 Total floor area: 73 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

**Estimated energy costs of dwelling for 3 years: £2,100**  
**Over 3 years you could save £270**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£210 over 3 years	£141 over 3 years	You could save £270 over 3 years
Heating	£1,401 over 3 years	£1,401 over 3 years	
Hot Water	£270 over 3 years	£122 over 3 years	
<b>Totals</b>	<b>£2,100</b>	<b>£1,630</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. 15% average energy use for rating appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

See page 3 for a full list of recommendations for this property.

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).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation	580 - 21,200	£134	Yes
2. Low energy lighting for all fixed outlets	£20	£65	Yes
3. Solar water heating	£4,000 - £8,000	£78	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/mysavingenergy](http://www.direct.gov.uk/mysavingenergy) or call 0800 075 0756 (costs: national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no cost to you.

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.