



**3 Bedrooms. Traditional Semi Detached Family Home Within A Popular Residential Location. Modernisation Required. Ent. Hall. Lounge & Dining Rm. Extended B/Fast Kitchen. Modern Fitted Shower Rm. Garden With Woodland Views. No Chain.**



**ENTRANCE PORCH**

Canopied entrance. Tiled step to the entrance.

**ENTRANCE HALL**

Panel radiator. Telephone point. Open stairs allowing access to the first floor. Wall light point. uPVC double glazed windows and door to the front elevation.

**BAY FRONTED - FRONT DINING ROOM** 11' 10" into the bay x 10' 10" (3.60m x 3.30m)

Panel radiator. Low level power points. Centre ceiling light point. Walk-in bay with uPVC double glazed window towards the front elevation.

**LOUNGE/LIVING ROOM** 15' 4" maximum into the bay x 10' 10" (4.67m x 3.30m)

'Living Flame' gas fire. Panel radiator. Low level power points. Ceiling light point. Attractive walk-in bay with uPVC double glazed windows to both side and rear elevations allowing pleasant views of the established mature garden.

**'L' SHAPED EXTENDED KITCHEN** 14' 4" x 7' 4" at its widest point (4.37m x 2.23m)

Range of fitted eye and base level units, base units having work surfaces above. Stainless steel sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Gas cooker point. Walk-in under stairs store cupboard with shelving. uPVC double glazed window and door to the side elevation and uPVC double glazed window to the rear.

**FIRST FLOOR - LANDING**

Loft access point. Ceiling light point. Doors to principal rooms. Single glazed frosted window to the side. Stairs to the ground floor.

**BEDROOM ONE** 12' 6" maximum into the bay x 10' 8" (3.81m x 3.25m)

Original tiled fire surround. Panel radiator. Ceiling light point. Low level power point. uPVC double glazed window allowing pleasant views of the front garden and views over Newpool Road, over open countryside.

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

Panel radiator. Low level power point. Ceiling light point. uPVC double glazed window allowing pleasant views over the established mature lawned garden and wooded area to the rear.

**BEDROOM THREE** 7' 2" x 6' 0" (2.18m x 1.83m)

Panel radiator. Ceiling light point. uPVC double glazed window to the front allowing pleasant views over Newpool Road and open countryside beyond.

**SHOWER ROOM**

Smart suite comprising of a low level w.c with concealed cistern. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Double shower with wall mounted chrome coloured mixer shower. Chrome coloured towel radiator. Cylinder cupboard. Ceiling light point. uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property is approached via a modern brick wall forming the boundary with block paved driveway allowing off road parking and easy vehicle access to the attached garage. Front garden is mainly laid to lawn with deep shrub borders.

**REAR ELEVATION**

The rear has an established mature garden with concrete patio area. Established hedgerows form the boundaries. Pleasant views over the wooded area to the rear. Garden is majority laid to lawn (in need of landscaping).

**ATTACHED GARAGE**

Attached garage is flat roof construction with up-and-over door allowing access.

**DIRECTIONS**

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. At the lights turn right onto 'Newpool Road'. Proceed over the bridge and continue for a short distance to where the property can be clearly identified by our 'Priory Property Services' board on the left hand side.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO UPWARD CHAIN!****DO YOU HAVE A PROPERTY TO SELL?**

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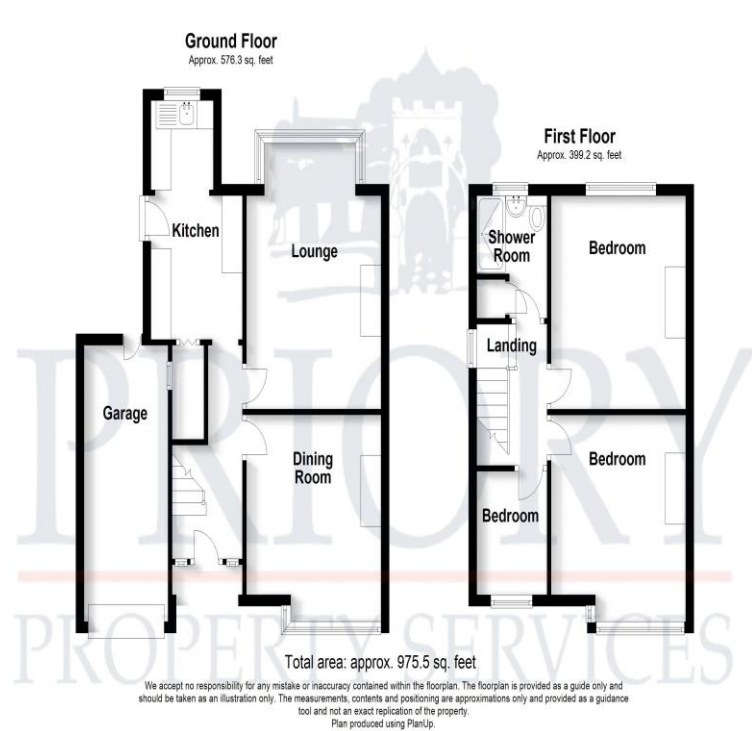




## Biddulph's Award Winning Team







**Energy Performance Certificate**

51, Newpool Road, Knypersley, STOKE-ON-TRENT, ST8 6NT

Dwelling type: Semi-detached house      Reference number: 9366-2808-7800-9998-4461  
Date of assessment: 18 October 2018      Type of assessment: RdSAP, existing dwelling  
Date of certificate: 18 October 2018      Total floor area: 79 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:** £ 2,661

**Over 3 years you could save** £ 396

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 165 over 3 years	
Heating	£ 2,028 over 3 years	£ 1,863 over 3 years	
Hot Water	£ 393 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 2,661</b>	<b>£ 2,265</b>	<b>You could save £ 396 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**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		

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	£ 117
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 75
3 Low energy lighting for all fixed outlets	£20	£ 63

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](http://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.