



PRIORITY

PROPERTY SERVICES



2 Bedrooms. Beautifully Presented Semi Detached Cottage With The Added Benefit Of Off Road Parking & Enclosed Garden To The Rear Elevation. Lounge & Separate Dining Room. Modern Fitted Kitchen. G.F. Bathroom With Feature Bath. No Chain.



48 Chapel Lane Harriseahead ST7 4JW

£129,950

LOUNGE 13' 0" maximum into the recess x 11' 2" (3.96m x 3.40m)

Quality oak effect laminate flooring. Panel radiator. Various low level power points. Television point. Log burner set in an attractive brick surround and tiled hearth. Centre ceiling light point. uPVC double glazed door and window to the front elevation. Part glazed door allowing access and views into the dining room.

DINING ROOM 12' 0" x 10' 0" maximum into the chimney recess (3.65m x 3.05m)

Quality oak effect laminate flooring. Panel radiator. Attractive fire surround. Useful walk-in under stairs store cupboard with light. Centre ceiling light point. Stairs allowing access to the first floor. Part glazed doors allowing access to both the kitchen and the lounge. uPVC double glazed window allowing pleasant views of the landscaped rear garden.

KITCHEN 12' 4" x 6' 4" including utility area (3.76m x 1.93m)

Range of modern fitted eye and base level units, base units having work surfaces above and attractive tiled splash backs. Various power points over the work surfaces. Space for slide-in gas or electric oven, currently a (Cannon) gas oven which is to be included in the sale. (Creda) circulator fan/light above. Stainless steel sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Plumbing and space for washing machine. Attractive tiled floor. Inset quality ceiling lighting. uPVC double glazed window and door to the side elevation. Step into the anti-space with tiled floor.

ANTI-SPACE/UTILITY AREA

Tiled floor. Ample space for condenser dryer (if required) with vent. Ample space for free-standing fridge or freezer. Wall mounted (MAIN Combi Eco) gas central heating boiler. Ceiling light point. Split door allowing access into the bathroom.

GROUND FLOOR - FAMILY BATHROOM 7' 8" x 6' 5" (2.34m x 1.95m)

Quality family bathroom comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Roll top bath with chrome coloured mixer tap, shower attachment, shower rail and curtain. Quality part tiled, high gloss tiled walls. Quality tiled floor. Panel radiator. Extractor fan. Ceiling light point. uPVC double glazed frosted window to the side elevation.

FIRST FLOOR - LANDING

Stairs allowing access to the ground floor. Loft access point with retractable ladder and part boarded. Doors to bedrooms one and two.

BEDROOM ONE 13' 2" maximum into the chimney recess x 11' 2" (4.01m x 3.40m)

Exposed original timber flooring. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front allowing partial views over open countryside, and to Staffordshire on the horizon.

BEDROOM TWO 12' 0" x 9' 10" (3.65m x 2.99m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear allowing pleasant views over the long landscaped garden towards the rear parking area (access off Claire Street).

EXTERNALLY

The property is approached via an original low level stone walling. Stepped access into an enclosed fore-court area. Gated pedestrian access down one side to the rear.

REAR ELEVATION

The rear has a small flagged patio area and long gravelled patio with centre pathway leading to a long 'L' shaped lawned garden. Brick built outhouse. Hard standing and timber shed included in the sale. Low maintenance flower and shrub borders. Towards the head of the garden there is a good size flagged patio area that enjoys the majority of the all-day sun with a great view back towards the cottage. Outside water tap. Step onto a hardcore private driveway. Timber fencing forms the boundaries.

OUTHOUSE

Brick built and sloped, tiled roof construction.

REAR PARKING & DRIVEWAY

Hardcore private driveway allowing off road parking for 2, potentially 3 vehicles. Set of quality brick gate posts with double opening timber gates to the rear.

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 right onto Chapel Lane, continue for a short distance to where the property can be located on the right hand side via our Priory Property Services board. Parking to the rear, via Claire Street.

VIEWING

Is strictly by appointment via the selling agent.

NO CHAIN!



PRIORY

PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate

48, Chapel Lane, Harriseahead, STOKE-ON-TRENT, ST7 4JW

Dwelling type: Semi-detached house	Reference number: 8509-4703-1229-9127-5853
Date of assessment: 20 August 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 August 2015	Total floor area: 68 m ²

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:	£ 2,484
Over 3 years you could save	£ 861

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 138 over 3 years	 You could save £ 861 over 3 years
Heating	£ 2,001 over 3 years	£ 1,290 over 3 years	
Hot Water	£ 294 over 3 years	£ 195 over 3 years	
Totals	£ 2,484	£ 1,623	

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

Very energy efficient - lower running costs	Current	Potential	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
(92 plus) A		87	
(81-91) B			
(69-80) C	63		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			Not energy efficient - higher running costs

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 582
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 138
3 Low energy lighting for all fixed outlets	£15	£ 45

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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.