



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Linked Semi Detached Family Home With Great Views Over The Green Area To The Front. Modern Fitted Kitchen With Utility. Extended Family Room Off The Main Lounge & Sep. Dining Rm. Modern Fitted Family Bathroom.



7 East Drive Biddulph ST8 6EL

£155,000

ENTRANCE HALL

Timber effect laminate floor. Panel radiator. Stairs allowing access to the first floor. uPVC double glazed door to the front. uPVC double glazed window to the side. Ceiling light point.

FRONT DINING ROOM 13' 8" x 10' 4" (4.16m x 3.15m)

Open fire with timber surround and hearth. Panel radiator. Low level power point. Ceiling light point. uPVC double glazed bow window to the front elevation allowing pleasant views of the green area to the front.

LOUNGE 13' 8" maximum into the recess x 12' 10" (4.16m x 3.91m)

Multi-fuel burner set in a generous size chimney breast with timber mantel above and tiled hearth. Attractive tiled flooring. Panel radiator. Low level power points. Large archway allowing access to the extended family room/sun room to the rear. Archway leading into the kitchen. Part glazed door to the front dining room. Coving to the ceiling with both wall and ceiling light points.

FAMILY ROOM/SUN ROOM 17' 6" x 8' 8" approximately (5.33m x 2.64m)

Brick base and insulated pitched roof construction. Two large tall modern panel radiators. Various low level power points. Ceiling light point. Television point. uPVC double glazed windows to both the side and rear elevations, rear allowing excellent views of the long established garden to the rear, plus partial views up towards Biddulph Moor on the horizon. Two uPVC sky-light windows to the rear elevation. uPVC double glazed, double opening French doors allowing access and views to the rear garden.

KITCHEN 13' 4" x 6' 4" (4.06m x 1.93m)

Range of fitted eye and base level units, base units having work surfaces above. Fitted double bowl ceramic sink unit with chrome coloured mixer tap. Slide in (Rangemaster) oven with five ring gas burners to the top, electric hotplate and electric ovens below, (included in the sale). Good selection of drawer and cupboard space. Tiled floor. Ceiling light points. Various power points. Door allowing access to the utility room (great place to extend the kitchen, subject to planning approval).

UTILITY ROOM 9' 4" minimum measurement x 8' 8" max. (2.84m x 2.64m)

Plumbing and space for washing machine. Ample space for dryer. Ample space for free-standing fridge or freezers. Tiled floor. Power and light. Wall mounted (Worcester) gas central heating boiler. Single glazed window to the front. uPVC double glazed door to the front elevation. Panel radiator. Single glazed door to the rear. Easy access to the ground floor W.C.

GROUND FLOOR W.C.

Low level w.c. Single glazed window to the rear. Ceiling light point.

FIRST FLOOR – LANDING Turn flight stairs to the ground floor. Low level power point. Loft access point with a retractable ladder. uPVC double glazed frosted window to the side.

BEDROOM ONE 13' 8" x 11' 10" (4.16m x 3.60m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear allowing views of the long rear garden and fantastic views over towards parts of the Biddulph Valley and Biddulph Moor on the horizon.

BEDROOM TWO 11' 8" x 11' 6" (3.55m x 3.50m)

Panel radiator. Ceiling light point. uPVC double glazed window to the front allowing pleasant views of the green common area plus fantastic views over towards Mow Cop and Gillow Heath on the horizon.

BEDROOM THREE 8' 4" x 8' 2" (2.54m x 2.49m)

Panel radiator. Timber effect laminate flooring. Ceiling light point. uPVC double glazed window to the front elevation with pleasant views of the green common area plus fantastic views over towards Mow Cop and Gillow Heath on the horizon.

FAMILY BATHROOM 8' 4" x 6' 4" (2.54m x 1.93m)

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Quality high polished part tiled walls. Tiled floor. Shower bath with chrome coloured mixer tap and chrome coloured mixer shower with rain head shower above and glazed shower screen. Inset ceiling lights. Chrome coloured panel radiator. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a hardcore driveway allowing ample off road parking with easy pedestrian access to the property. Timber fencing and established privet hedge forms the boundaries.

REAR ELEVATION

The rear has a flagged and concrete patio leading off the side utility room. Access to a long lawned garden with flagged pathway down one side, allowing easy pedestrian access to the head of the garden. Good selection of flower and shrub borders. Timber fencing forms the boundaries. Timber shed. Large block built, sloped roof outhouse. Power to the top end of the garden.

BLOCK BUILT OUTHOUSE

Large block built outhouse with sloped roof. Double opening doors. Power and light.

DIRECTIONS

From the main roundabout off Biddulph town centre proceed North along the by-pass. At the roundabout turn right onto Congleton Road over the mini roundabout. Turn 1st left onto Lawton Street and follow the road round to the left, to where the property can be clearly identified via our 'Priory Property Services Board'.

VIEWING Is strictly by appointment via the selling agent.



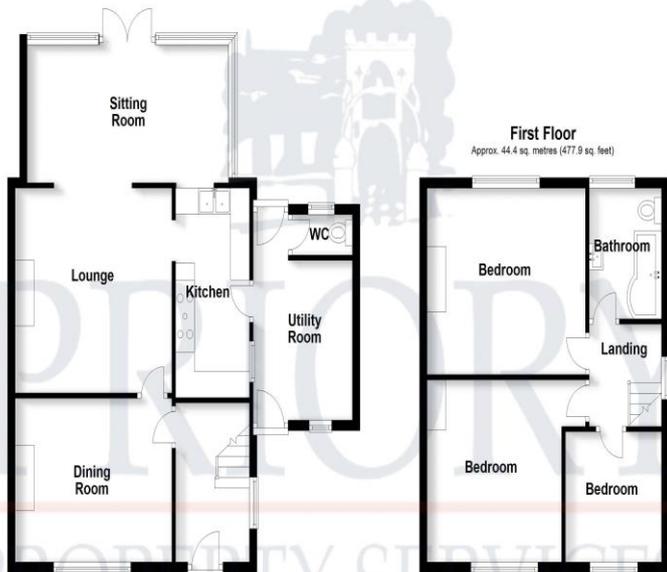
Biddulph's Award Winning Team





Ground Floor
Approx. 69.7 sq. metres (750.7 sq. feet)

First Floor
Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 114.1 sq. metres (1228.6 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 PlanIt.

Energy Performance Certificate



7, East Drive, Biddulph, STOKE-ON-TRENT, ST8 6EL
 Dwelling type: Semi-detached house Reference number: 0069-2861-7680-9321-9901
 Date of assessment: 29 August 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 29 August 2019 Total floor area: 114 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:	£ 3,390
Over 3 years you could save	£ 867

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 228 over 3 years	You could save £ 867 over 3 years
Heating	£ 2,767 over 3 years	£ 2,115 over 3 years	
Hot Water	£ 270 over 3 years	£ 180 over 3 years	
Totals	£ 3,390	£ 2,523	

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	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.
(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			

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 303
2 Internal or external wall insulation	£4,000 - £14,000	£ 111
3 Low energy lighting for all fixed outlets	£40	£ 93

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.