



# PRIORY

PROPERTY SERVICES



**2 Bedrooms. Ideal First Time Buyer Or Investor. Mid Town House Within Easy Walking Distance Of Local Town Centre & Amenities. Fitted Kitchen & Generous Through Lounge Diner. G.F. Wet Room. Gas C.H System. Enclosed Walled Patio Yard**



Slater Street Biddulph ST8 6JF

£94,950

**L SHAPED THROUGH LOUNGE DINER** 24' 2" x 12' 8",  
*narrowing to 9'10" (7.36m x 3.86m)*

Quality timber effect laminate flooring that continues through. Chimney recess. Low level power point. Centre ceiling light point. uPVC double glazed window and door to the front elevation. Door to under stairs store cupboard. Panel radiator. Further chimney recess. Door allowing access to the stairwell to the first floor. uPVC double glazed window towards the rear elevation.

**KITCHEN** 11' 6" x 6' 4" (3.50m x 1.93m)

Range of fitted eye and base level units, base units having work surfaces above. Various power points across the work surfaces. Sink unit with drainer and mixer tap. Ample space for slide-in gas/electric cooker. Plumbing and space for washing machine. Space for free-standing fridge or freezer. Drawer and cupboard space. Tiled floor. Ceiling light point. uPVC double glazed window and door to the side elevation.

**GROUND FLOOR SHOWER ROOM/W.C.** 6' 10" x 6' 2"  
*(2.08m x 1.88m)*

Low level w.c. Wash hand basin with hot and cold tap. Wall mounted (Triton) electric shower, shower rail and curtain. Panel radiator. Tiled walls. Extractor fan. uPVC double glazed frosted window to the side.

**FIRST FLOOR - LANDING**

Stairs to the ground floor. Loft access point. Doors to bedrooms one and two.

**BEDROOM ONE** 12' 10" maximum into the wardrobes x 11' 4"  
*(3.91m x 3.45m)*

Fitted wardrobes to one wall with sliding fronts and side hanging rails. Panel radiator. Ceiling light point. uPVC double glazed window to the front.

**BEDROOM TWO** 12' 6" x 9' 10" (3.81m x 2.99m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear. Over stairs storage cupboard housing the wall mounted (Worcester) gas combination central heating system.

**REAR ELEVATION**

The rear has an enclosed walled yard with easy access to the property. Small timber shed. Gated access out towards the rear.

**DIRECTIONS**

From our High Street offices proceed South along the (A527) High Street, turning left onto 'Well Street'. Over the cross roads and then turn 2nd right into 'Shepherd Street'. Continue over the mini roundabout to the top, which becomes 'Slater Street', turn right to where the property can be clearly identified by our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the selling agent.





### Biddulph's Award Winning Team





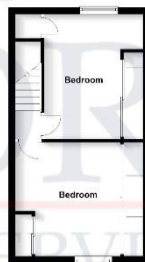
Ground Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.6 sq. feet)



Total area: approx. 67.8 sq. metres (729.8 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**

8, Slater Street, Biddulph, STOKE-ON-TRENT, ST8 6JF

Dwelling type: Mid-terrace house Reference number: 3539-3629-7091-0433-0375  
 Date of assessment: 01 August 2017 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 01 August 2017 Total floor area: 66 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:		£ 2,292
Over 3 years you could save:		£ 600

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 225 over 3 years	£ 155 over 3 years
Heating	£ 1 875 over 3 years	£ 1 419 over 3 years
Hot Water	£ 192 over 3 years	£ 117 over 3 years
<b>Totals</b>	<b>£ 2 292</b>	<b>£ 1 692</b>

**You could save £ 600 over 3 years**

These figures show how much the average household would spend in its 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	Available with Green Deal
Insulate or external wall insulation	£4,000 - £14,000	£ 363	✓
Floor insulation (solid floor)	£4,000 - £8,000	£ 72	✓
Low energy lighting for all fixed outlets	£12	£ 60	✓

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

To find out more about the financial benefits, measures and other actions you could take today to save money, visit [www.prioryenergygrantscalculator.com](http://www.prioryenergygrantscalculator.com) or call 03300 123 1234 (standard rate call). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.