



PRIORITY

PROPERTY SERVICES



4 Bedrooms. Large Detached 'Bellway' Home With Double Garage. Master Bedroom With En-Suite. Large Breakfast Kitchen & Separate Dining Room. Lounge, Study & Ground Floor W.C. uPVC Double Glazing & Gas Central Heating.



2 Dylan Road Knypersley Biddulph ST8 7XB

£265,000

ENTRANCE HALL

Double glazed door and window towards the front elevation. Panel radiator. Under stairs store cupboard. Low level power points. Coving to the ceiling with ceiling light point. Open spindle staircase allowing access to the first floor. Attractive double opening doors into the lounge. Doors to principal rooms.

THROUGH LOUNGE 21' 2" x 11' 8" (6.45m x 3.55m)

Modern inset fireplace with concealed gas point and attractive 'oak' mantel above. Television and telephone points. Low level power points. Two panel radiators. Coving to the ceiling with centre ceiling light points. Double opening doors allowing access into the reception hall. Attractive walk-in bay to the front elevation with uPVC double glazed windows. uPVC double glazed, double opening 'French doors' allowing access and views to the rear garden.

GROUND FLOOR STUDY 7' 4" x 7' 2" (2.23m x 2.18m)

Panel radiator. Low level power points. Telephone point. Inset ceiling light points. uPVC double glazed window towards the side elevation.

DINING ROOM 13' 8" maximum into the recess x 8' 8" (4.16m x 2.64m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the rear elevation.

BREAKFAST KITCHEN ('L' Shaped) 11' 4" x 11' 0" at its widest point (3.45m x 3.35m)

Range of modern fitted eye and base level units, base units having 'timber effect' work surfaces above and attractive tiled splash backs. Various power points across the work surfaces plus USB chargers. Built in (Whirlpool) four ring gas hob with extractor fan/light above. Built in eye level (Belling) modern electric double oven. One and half bowl sink unit with drainer and mixer tap. Built in fridge and freezer. Good selection of drawer and cupboard space. Attractive tiled flooring. Double panel radiator. Ceiling light points. Door to the utility room. uPVC double glazed window towards the side elevation.

UTILITY ROOM 6' 8" x 5' 0" (2.03m x 1.52m)

Base unit with stainless steel sink unit and tiled splash back. Wall mounted (Potterton) gas central heating boiler. Plumbing and space for an automatic washing machine. Cupboard space below the work surface. Inset ceiling lights. Extractor fan. Panel radiator. Tiled floor. Double glazed door towards the side elevation. Door allowing access into the garage.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps and tiled splash back. Panel radiator. Inset ceiling light. uPVC double glazed frosted window to the rear.

INTEGRAL GARAGE 16' 8" x 16' 6" approximately (5.08m x 5.03m)

ELECTRICALLY OPERATED up-and-over door towards the front elevation. Power and light. Cold water point. Door allowing access into the utility room.

FIRST FLOOR - LANDING

Open spindle staircase to the ground floor. Cylinder cupboard with slatted shelves. Loft access point. Ceiling light point. Doors to principal rooms.

MASTER BEDROOM 12' 2" x 11' 0" excluding the entrance recess area (3.71m x 3.35m)

Small entrance recess area leading to doors to the en-suite and archway to the bedroom. Recess (ideal for fitted wardrobes). Panel radiator. Low level power points. Television point. High pitched ceiling with ceiling light point and feature high 'uPVC double glazed arched window' to the front elevation.

EN-SUITE SHOWER ROOM/W.C.

Low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Panel radiator. Inset ceiling lights and extractor fan. Tiled and glazed shower cubicle with wall mounted chrome coloured power shower. uPVC double glazed frosted window to the front.

BEDROOM TWO 11' 8" x 8' 10" (3.55m x 2.69m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear allowing pleasant views up towards 'Wickenstone Rocks' on the horizon.

BEDROOM THREE 11' 2" x 9' 6" (3.40m x 2.89m)

Panel radiator. Low level power points. Ceiling light point. Built in wardrobe with side hanging rails. uPVC double glazed window to the front elevation.

BEDROOM FOUR 10' 8" x 7' 8" (3.25m x 2.34m)

Panel radiator. Low level power points. Ceiling light point. Built in wardrobe with side hanging rail. uPVC double glazed window to the rear allowing pleasant views over towards 'Wickenstone Rocks' on the horizon.

FAMILY BATHROOM 6' 10" x 5' 5" (2.08m x 1.65m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Panel bath with chrome coloured hot and cold taps. Wall mounted (Aqualisa) electric shower and glazed shower screen. Part tiled walls. Panel radiator. Extractor fan. Ceiling light point. uPVC double glazed frosted window to the rear.

EXTERNALLY

The property is approached via a wide tarmac driveway allowing ample off road parking and easy vehicle access to the garage. Lawned garden with low level, well maintained hedgerows forming the boundaries. Canopied entrance with reception lighting.

REAR ELEVATION

Small flagged patio area. Partial views up towards 'Wickenstone Rocks'. Garden is mainly laid to lawn with flower and shrub borders. Timber fencing and brick walling forms the boundaries. Easy pedestrian access to the front elevation.

DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. Turn left at the traffic lights onto 'Park Lane' and continue up to the mini roundabout, turning left onto 'St David's Way'. Continue down, turning fourth right onto 'Dylan Road' where the property can be clearly identified by our 'Priory Property Services' board.

LEASEHOLD

Remainder Of A 999 Year Lease From 1999. £60 Per Annum.

VIEWING

Is strictly by appointment via the selling agent.





Energy Performance Certificate



2, Dylan Road, Knypersley, STOKE-ON-TRENT, ST8 7XB

Dwelling type: Detached house Reference number: 8383-7324-5520-6194-9926
 Date of assessment: 24 April 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 April 2017 Total floor area: 121 m²

Use this document to:

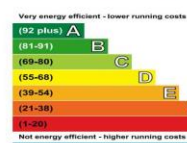
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,540
Over 3 years you could save	£ 714

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 420 over 3 years	£ 225 over 3 years	
Heating	£ 2,622 over 3 years	£ 2,361 over 3 years	
Hot Water	£ 498 over 3 years	£ 240 over 3 years	
Totals	£ 3,540	£ 2,826	

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



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
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 138	
2 Low energy lighting for all fixed outlets	£90	£ 156	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 282	

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 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.