



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Semi Detached Family Home. Great Location For Local Schools & Amenities. Through Lounge. Fitted Kitchen. Conservatory. First Floor Bathroom. Enclosed Rear Garden. Off Road Parking. No Upward Chain. Viewing Advised.



61 Woodland Street Biddulph ST8 6LN

£125,000

ENTRANCE HALL

Turn flight stairs allowing access to the first floor. Timber double glazed window to the side elevation. Low level telephone point. Ceiling light point. uPVC double glazed door to the front.

THROUGH LOUNGE 18' 8" x 11' 6" (5.69m x 3.50m)

'Living Flame' gas fire set in an attractive timber surround with 'marble effect' inset and hearth. Television point. Panel radiator. Coving to the ceiling with ceiling light point. Timber double glazed window towards the front elevation. Timber double glazed, double opening 'French doors' allowing access and views into the conservatory.

CONSERVATORY

Timber double glazed windows to both side and rear elevations allowing pleasant views of the gardens. Attractive tiled floor. Panel radiator. Wall light points. Door allowing access to the garden from one side.

KITCHEN 13' 10" maximum into recess x 11' 0" maximum into the recess (4.21m x 3.35m)

Range of fitted eye and base level units, base units having work surfaces above. Sink unit with drainer and mixer tap. (Hotpoint) electric cooker. Built in washing machine. Built in dishwasher. Panel radiator. Tiled floor. Wall mounted (Baxi) gas combination central heating boiler. Archway to alcove with fitted base units, ample space for free-standing fridge or freezer, panel radiator, tiled floor, coving to the ceiling with ceiling light point. Timber double glazed window towards the rear.

OPEN ALCOVE AREA

Archway to alcove with fitted base units. Ample space for free-standing fridge or freezer. Panel radiator. Tiled floor. Coving to the ceiling with ceiling light point.

WALK IN UNDER STAIRS STORAGE CUPBOARD**FIRST FLOOR - LANDING**

Turn flight stairs to the ground floor. Coving to the ceiling with ceiling light point. Loft access point. Doors to principal rooms. Timber double glazed frosted window to the side elevation.

BEDROOM ONE 11' 8" x 11' 0" (3.55m x 3.35m)

Panel radiator. Low level power points. Ceiling light point. Timber double glazed window to the front.

BEDROOM TWO 12' 8" x 6' 6" (3.86m x 1.98m)

Low level power points. Coving to the ceiling with ceiling light point. Timber double glazed window allowing pleasant views of the rear garden and views up towards 'Mow Cop' on the horizon.

BEDROOM THREE 8' 10" x 5' 10" (2.69m x 1.78m)

Panel radiator. Over-stairs store cupboard. Coving to the ceiling with ceiling light point. Timber double glazed window to the front elevation.

FAMILY BATHROOM 7' 2" x 6' 5" (2.18m x 1.95m)

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. (Triton T80) electric shower over the bath with shower rail and curtain. Part tiled walls. Panel radiator. Ceiling light point. uPVC double glazed 'timber effect' window to the rear. Built in airing cupboard.

EXTERNALLY

The property is approached via a single gate allowing pedestrian flagged access to the front, plus double opening gates allowing vehicle access to the tarmac driveway. Steps continue down towards the side allowing easy pedestrian access to the rear.

REAR ELEVATION

Low maintenance landscaped garden with flagged patio off the conservatory. Good size block paved patio areas. Hard standing for timber shed (Nb. vendor informs us that the shed is included in the sale). Attractive walled garden with raised beds and timber fencing forming the boundaries.

DIRECTIONS

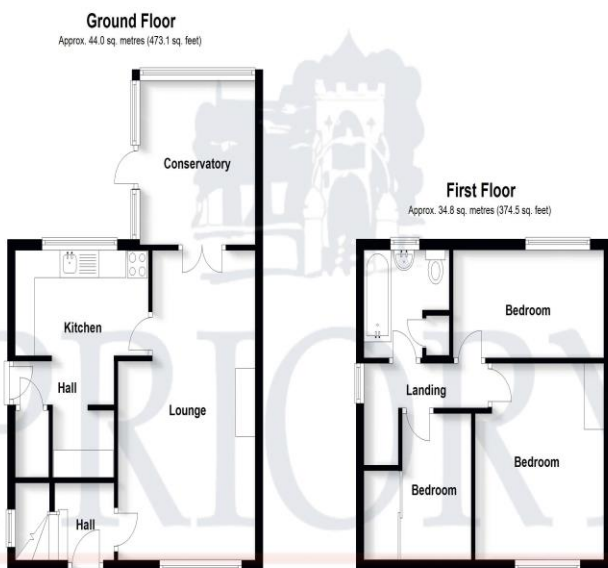
Head South along the 'Biddulph By Pass' towards 'Knypersley'. At the 2nd roundabout turn left onto 'St Johns Road'. Continue along, turning right onto 'Woodland Street' to where the property can be located on the right hand side via our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!





Total area: approx. 78.7 sq. metres (847.5 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



61, Woodland Street, Biddulph, STOKE-ON-TRENT, ST8 6LN

Dwelling type: Semi-detached house Reference number: 0250-2845-7019-9123-1501
Date of assessment: 25 September 2017 Type of assessment: RdSAP, existing dwelling
Date of certificate: 25 September 2017 Total floor area: 70 m²

Use this document to:

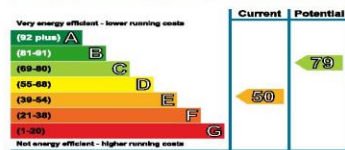
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,504
Over 3 years you could save	£ 1,257

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 147 over 3 years	You could save £ 1,257 over 3 years
Heating	£ 2,913 over 3 years	£ 1,956 over 3 years	
Hot Water	£ 324 over 3 years	£ 144 over 3 years	
Totals	£ 3,504	£ 2,247	

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 Cavity wall insulation	£500 - £1,500	£ 564	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 126	
3 Low energy lighting for all fixed outlets	£45	£ 99	

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 0500 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.