



3 Bedrooms. Detached Bungalow With Tandem Garage. Modern Fitted Kitchen & Generous Lounge Diner, Both With Views Over Towards Mow Cop & The Biddulph Valley. Inner Hallway. Recently Modernised Bathroom. Enclosed Garden.



KITCHEN 9' 10" x 9' 10" both measurements are maximum into the units (2.99m x 2.99m)

uPVC double glazed door to the side allowing access. Range of fitted eye and base level units, base units having high gloss work surfaces above. Tiled walls. Stainless steel one and half bowl sink unit with drainer and mixer tap. Ample space for slide-in electric cooker. Good selection of drawer and cupboard space. Ample space for free-standing fridge or freezer. Plumbing and space for washing machine. Wall mounted (Ideal) gas central heating boiler. Laminate tile effect flooring. uPVC double glazed window to the front elevation allowing partial views over towards Mow Cop. Sliding door allowing access into the lounge diner.

LOUNGE DINER 16' 8" x 13' 4" (5.08m x 4.06m)

Living flame gas fire set in an attractive chimney breast. Two panel radiators. Television point. Low level power points. Coving to the ceiling with ceiling light points. Doors allowing access to the inner hallway and kitchen. uPVC double glazed door with side panel window allowing access. uPVC double glazed window allowing partial views over towards Mow Cop, to one side and views over towards the Biddulph Valley to the other.

INNER HALLWAY

Ceiling light point. Panel radiator. Cylinder cupboard with slatted shelves above. Loft access point (Nb. vendor informs us that the loft is partially boarded and has ladder). Doors to principal rooms.

BEDROOM ONE 13' 4" x 10' 0" (4.06m x 3.05m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing views of the enclosed garden to the rear.

BEDROOM TWO 10' 0" x 9' 10" (3.05m x 2.99m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing views to the enclosed rear garden.

BEDROOM THREE 9' 8" x 6' 4" (2.94m x 1.93m)

Timber effect laminate floor. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window towards the enclosed rear garden.

BATHROOM 6' 8" x 6' 6" (2.03m x 1.98m)

Recently modernised white suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap, shower attachment and glazed shower screen. Attractive part tiled walls. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the side elevation.

EXTERNALLY

The property is approached via a long tarmacadam driveway edged in block pavers. Driveway allows ample off road parking with easy access to the side and garage at the rear. Secure gated access to the rear garden. Front garden is mainly laid to lawn with shrub borders. Outside water tap.

GARAGE 29' 0" in length x 9' 6" at its widest point (8.83m x 2.89m)

Brick built, flat roof TANDEM garage. Two windows to the side elevation. Power and light.

REAR ELEVATION

The rear has an enclosed garden that is mainly laid to lawn with flower borders to the edges. Good size flagged patio area. Boundaries are formed by a mixture of timber fencing and established hedgerows.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass through the traffic lights. At the roundabout turn right and then left onto 'Thames Drive' to where the property can be clearly identified by our 'Priory Property Services' board on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.

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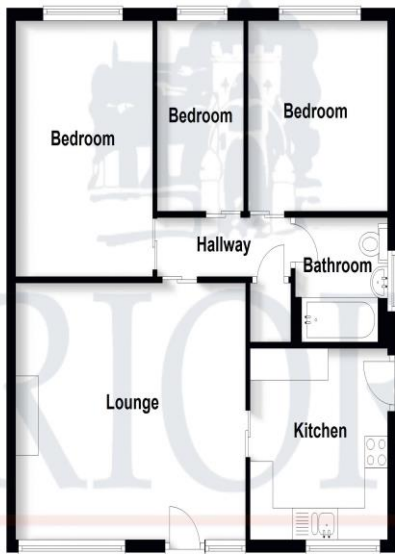


Biddulph's Award Winning Team





Ground floor
Approx. 67.1 sq. metres (722.1 sq. feet)



Total area: approx. 67.1 sq. metres (722.1 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

HM Government

15, Thames Drive, Biddulph, STOKE-ON-TRENT, ST8 7HL

Dwelling type: Detached bungalow

Date of assessment: 15 March 2019

Date of certificate: 15 March 2019

Reference number: 9758-1069-7267-6031-3920

Type of assessment: RdSAP, existing dwelling

Total floor area: 67 m²

Use this document to:

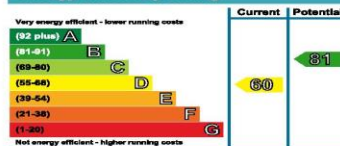
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,571
Over 3 years you could save	£ 564

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 153 over 3 years	You could save £ 564 over 3 years
Heating	£ 1,935 over 3 years	£ 1,617 over 3 years	
Hot Water	£ 399 over 3 years	£ 237 over 3 years	
Totals	£ 2,571	£ 2,007	

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
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 276
2 Low energy lighting for all fixed outlets	£25	£ 72
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 78

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.