

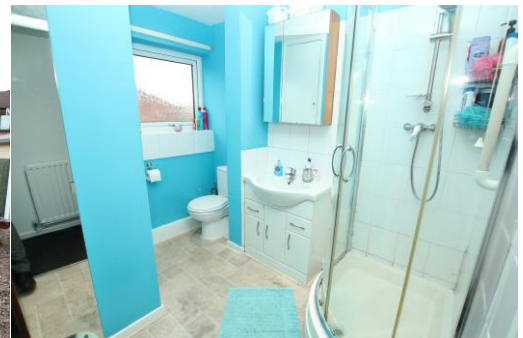


PRIORY

PROPERTY SERVICES



2 Bedrooms. First Floor Apartment Boasting Long Driveway With Ample Off Rd Parking For 3/4 Cars & Far Reaching Views To Both Front & Rear Elevations. Modern 'L' Shaped B/Fast Kitchen. Lounge & Mod. Fitted Shower Rm. Private Garden.



11 Asquith Close Biddulph ST8 7LN

£95,000

ENTRANCE HALL

Side elevation has a uPVC door allowing access to stairwell with ceiling light point. Turn flight stairs allowing access to the first accommodation. Half landing with frosted window to the side elevation.

FIRST FLOOR - LANDING

Single panel radiator. Turn flight stairs allowing access to the ground floor. Ceiling light point and textured ceiling. Loft access point housing the modern wall mounted gas combination central heating boiler. Power point. Doors to principal rooms.

DINING KITCHEN *16' 8" maximum into the dining recess x 8' 6" into the units (5.08m x 2.59m)*

Modern kitchen comprising of a good selection of fitted timber effect eye and base level units, base units have extensive work surfaces over with tiled splash backs. Various power points across the work surfaces. Stainless steel effect four ring gas hob with stainless steel chimney hood and light over. Stainless steel effect (Zanussi) electric oven and grill combined below. Stainless steel sink unit with drainer and mixer tap. Good selection of drawer and cupboard space, one eye unit having double opening glazed display fronts. Plumbing and space for an automatic washing machine under units. Ample space for free-standing fridge or freezer. Two ceiling light points. Single panel radiator. uPVC double glazed window allowing views of the garden and excellent views across 'Biddulph Moor' on the horizon.

LOUNGE *11' 10" x 11' 6" (3.60m x 3.50m)*

Television and telephone points. Various power points. Coved ceiling with centre ceiling light point and wall light point. Single panel radiator with thermostatic control. uPVC double glazed window towards the front elevation allowing excellent views across 'Mow Cop'/'Congleton Edge' on the horizon.

BEDROOM ONE *11' 10" x 8' 6" (3.60m x 2.59m)*

Single panel radiator, various power points, coved and textured ceiling with ceiling light point. uPVC double glazed window to the front elevation allowing excellent views of 'Mow Cop' in the distance.

BEDROOM TWO *11' 6" x 6' 4" excluding entrance recess area (3.50m x 1.93m)*

Single panel radiator and various power points. Entrance recess area. Textured ceiling with ceiling light point. uPVC double glazed window allowing good views of the rear garden and parts of 'Biddulph Moor' on the horizon.

SHOWER ROOM

White suite comprising of a low level w.c. Sink unit with chrome coloured mixer tap, built into a vanity unit with mirror & cupboard over. Shower cubicle with mixer shower and glazed shower cubicle. Part time walls. Single panel radiator. Cylinder cupboard with shelves. uPVC double glazed frosted window to the side elevation.

EXTERNALLY

the property is approached via a flagged and graveled driveway providing ample off road parking for approximately 4/5 vehicles with easy access to the rear garden.

REAR ELEVATION

Timber shed. Low maintenance gravel garden with raised flagged patio. Timber fencing forms the boundaries.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed North along the by-pass. Turn right at the roundabout and left at the mini roundabout onto 'Thames Drive'. Turn 4th left into 'Asquith Close' and continue, to where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

LEASEHOLD

Please check with your legal representative the leasehold terms before committing to purchase. 2000 Years from 1st May 1980.

DO YOU HAVE A PROPERTY TO SELL?

When you sell through Priory there are no catches...Just first class service based upon our vast experience and professionalism. No-one will work longer and harder to sell your number one asset!

Please call our office on 01782 255552 for your free no obligation market appraisal.



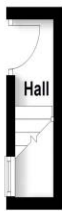
Biddulph's Award Winning Team





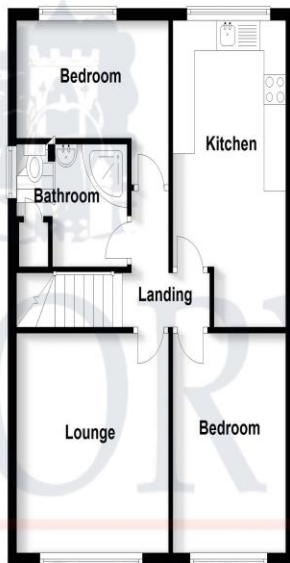
Ground Floor

Approx. 2.6 sq. metres (28.1 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



Total area: approx. 57.2 sq. metres (615.9 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



11, Asquith Close, Biddulph, STOKE-ON-TRENT, ST8 7LN

Dwelling type: Top-floor flat Reference number: 2698-1948-7239-0238-9934
 Date of assessment: 21 November 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 November 2018 Total floor area: 57 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 1,950

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	Not applicable
Heating	£ 1,548 over 3 years	£ 1,548 over 3 years	
Hot Water	£ 255 over 3 years	£ 255 over 3 years	
Totals	£ 1,950	£ 1,950	

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
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. 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.

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.